



## Magnolia House 37 Kenwood Park Road

Nether Edge Village, Sheffield, S7 1NE

£3,750 PCM

An exceptional period home found on this exclusive, tree lined avenue, in the heart of the fashionable Nether Edge Village. FURNISHED OPTIONAL AND AVAILABLE SEPTEMBER 2024

- Six bedrooms including five good doubles.
- Four luxurious bath/shower rooms, including two generous ensuites.
- Wide and welcoming reception hall with ground floor W.C and separate utility room situated at the end of the hall.
- Large reception room with a wood burning stove and french windows opening into the garden.
- Fabulous, open plan dining kitchen with bespoke cabinetry, granite work surfaces and a fireplace in the dining area to create a lovely ambience when entertaining.
- Electric security gates and CCTV system protecting the ample off road parking and grounds.
- South facing gardens to the rear with boules pitch and a self contained guest suite 'Little Magnolia'. GARDEN INCLUDED
- OFFERED FURNISHED, PART FURNISHED OR UNFURNISHED

### Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.



6



4

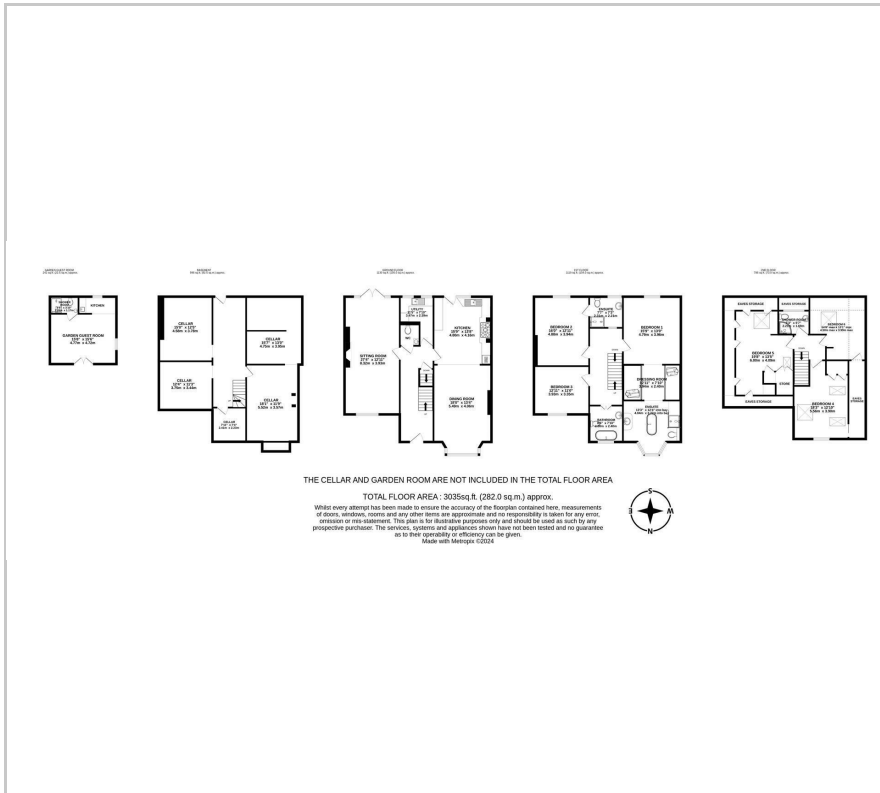


2



D

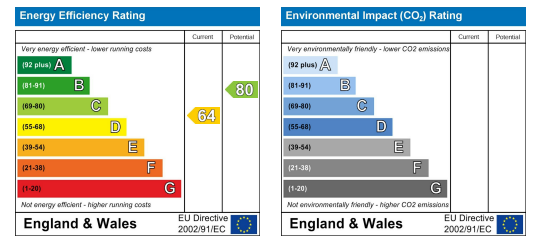
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.