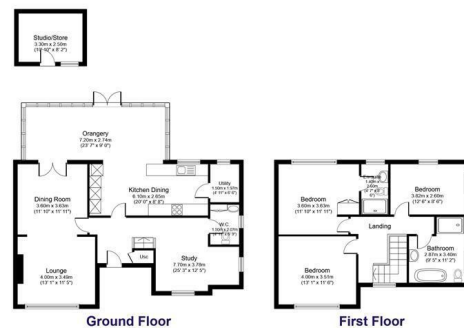


Floor Plan

61 Worksoo Road S26 2EB
Total floor area 164.5 sq.m. (1,771 sq.ft.) approx



Floor plans are for identification purposes only.
All measurements are approximate.


Created using Vision Publisher™

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales


EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

EU Directive
2002/91/EC



Area Map



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.



**Mayfield Cottage, 61 Worksop Road,
Aston, Sheffield, S26 2EB**

£675,000

Key Points

- STUNNING STONE BUILT DETACHED FAMILY HOME IN PRESTIGIOUS LOCATION
- APPOINTED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- NEWLY INSTALLED GAS BOILER
- UPVC DOUBLE GLAZING (STILL UNDER GUARANTEE)
- MAGNIFICENT SUN LOUNGE
- BESPOKE FITTED KITCHEN
- THREE BEDROOMS (WITH EN SUITE TO THE MASTER)
- LARGE, MANICURED GARDENS
- AMPLE PARKING FOR SEVERAL VEHICLES
- ONLY A MOMENTS DRIVE FROM JUNCTION 310 OF THE M1 MOTORWAY

UNDER OFFER. A magnificent STONE-BUILT DETACHED FAMILY RESIDENCE located in a highly regarded prestigious setting only a moments drive from Junction 31 of the M1 motorway. The present occupiers have undertaken a comprehensive course of renovation which will only become apparent at the time of inspection including a bespoke fitted Kitchen, Conservatory and newly installed En-Suite to the master Bedroom. The accommodation in brief comprises: Reception Hall, Study, Cloakroom, through Lounge/Dining Room, re-fitted Kitchen with Utility Room and a magnificent Conservatory. To the first floor are three double Bedrooms (with En-Suite to the master) and luxury family Bathroom. The large gardens are an undoubted feature, encompassing a large resin drive with ample parking and a delightful, well stocked and established rear garden which offers a high degree of privacy.

About This Property

RECEPTION HALL/STUDY AREA

With composite entrance door, 'Invictus' flooring and storage cupboard

CLOAKROOM

With vanity wash basin and W.C. Heated towel rail and linen cupboard

THROUGH LOUNGE

The focal point being the ornate fireplace on a raised hearth with electric stove. Panelling to waist height to the Dining area and double doors opening into the Conservatory

KITCHEN

With an extensive range of high quality, bespoke base and wall units with 'Corian' work surfaces. Integrated electric hob and extractor hood, double oven, microwave and wine coolers. Built-in dishwasher.

SUN LOUNGE

An exceptionally bright and spacious room overlooking the garden with 'Invictus' flooring and double opening doors.

UTILITY ROOM

Housing the newly installed 'Worcester' gas boiler

GALLERIED LANDING

REAR BEDROOM ONE

DRESSING AREA

With built-in wardrobes

EN-SUITE

With newly installed suite comprising a walk-in shower enclosure, vanity hand basin and W.C.

FRONT BEDROOM TWO

Having fitted wardrobes to two walls with drawer unit

REAR BEDROOM THREE

FAMILY BATHROOM

With freestanding claw foot roll top bath, vanity hand basin with cabinet beneath and W.C. Shower cubicle.

OUTSIDE

The property occupies a substantial plot set behind a stone boundary wall with double wrought iron gates opening onto the resin drive with turning area flanked by established beds and borders. To the rear is an enclosed, private with a flagged patio/seating area beyond which is a manicured lawn garden with meandering resin path leading to a garden store with Pergola to one side

