



7 Ribblesdale Drive, Ridgeway, Sheffield, S12 3XB

Saxton Mee

7 Ribblesdale Drive

Ridgeway

£465,000

Superb split level detached family home offering three good sized bedrooms and stylish family bathroom which stands on this highly desirable residential development being conveniently placed for ease of access to a host of amenities including the ring road, Crystal Peaks and junctions 30 and 33 of the M1 motorway.

The flexible and versatile accommodation is double glazed and has gas fired central heating via a combi boiler which was installed 2 years ago and briefly comprises: reception hall with wooden flooring and stair rising to the first floor, spacious through lounge/dining room with feature fireplace and window overlooking the open aspect to the front. Sliding door leads into the conservatory which in turn overlooks the rear garden and fields beyond. Stairs down to the inner hall with built in cupboard and shelving (presently used as a bar area), kitchen/breakfast room with French doors leading to the garden and having a range of contemporary kitchen units with built in appliances which include the oven, hob, dishwasher and fridge/freezer. Downstairs WC. First floor landing, master bedroom with fitted wardrobes and window to the rear with far reaching views, double bedroom two and large single bedroom three with walk in study room/ potential wardrobe with a range of fitted furniture by Sharps. Superb family bathroom on two levels with double vanity unit and WC , steps down to the free standing bath and separate walk in shower. The bathroom is fully tiled with courtesy lighting.

Driveway with lighting provides off road parking for two vehicles and access into the attached garage which houses the boiler and washing machine, along with EV charging point. Private west facing rear garden which is mainly lawned with superb open views, patio and store.



- Well presented family accommodation
- Spacious accommodation with three good sized bedrooms
- Surprisingly spacious family bathroom
- Gas central heating via a combi boiler fitted in 2024 and double glazing
- Far reaching views over open farmland to the rear
- Sought after residential location - Renowned infants and junior school
- Drive, garage and EV charging point
- Good access into Sheffield city centre and nearby Crystal Peaks shopping centres
- EPC: D
- Council Tax Band:D. Tenure: Freehold





Floor 0



Floor 1



Approximate total area⁽¹⁾

1417 ft²

Reduced headroom

66 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS:
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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