



72 Steade Road, Nether Edge, Sheffield, S7 1DU

Saxton Mee

# 72 Steade Road

## Nether Edge

Guide Price

# £400,000

GUIDE PRICE £400,000 to £425,000

Situated in the highly sought-after area of Nether Edge, this exceptional and substantially extended four double bedroom, two bathroom Victorian villa terrace seamlessly combines beautiful period charm with stylish modern family living. Ideally positioned for highly regarded schools, excellent transport links and a wide range of local amenities, this superb home sits within one of Sheffield's most desirable residential locations.

Retaining a wealth of original character features throughout, the property is accessed via a long and welcoming entrance hallway which sets the tone for the rest of the home. To the front is an elegant bay-windowed lounge, complete with a slate fireplace and multi-fuel stove, creating a warm and inviting space perfect for relaxing evenings.

To the rear lies the impressive open-plan kitchen, dining and living area, forming the true heart of the home. Thoughtfully designed for modern family life and entertaining, it offers an excellent range of fitted units, a peninsula breakfast bar and a generous dining space. The room is flooded with natural light from skylights and bi-fold doors, which open directly onto the rear terrace and garden. A cosy snug area with a second multi-fuel stove provides an additional relaxed seating space while maintaining the sociable open-plan flow.

The rear garden is a particular highlight, enjoying a sunny south-westerly aspect. Beautifully maintained, it features a generous terrace, level lawn and mature fruit trees, creating a private and peaceful outdoor retreat ideal for entertaining, family life and quiet enjoyment.

The first floor offers three well-proportioned double bedrooms along with a superb family bathroom comprising a full suite. The second floor is dedicated to an impressive principal bedroom, complete with front and rear Velux windows, useful eaves storage and a stylish en-suite shower room.

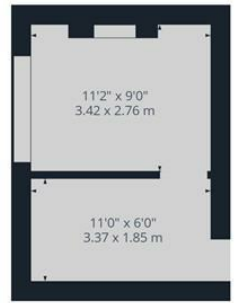
Further benefits include a versatile cellar/storage or utility area.



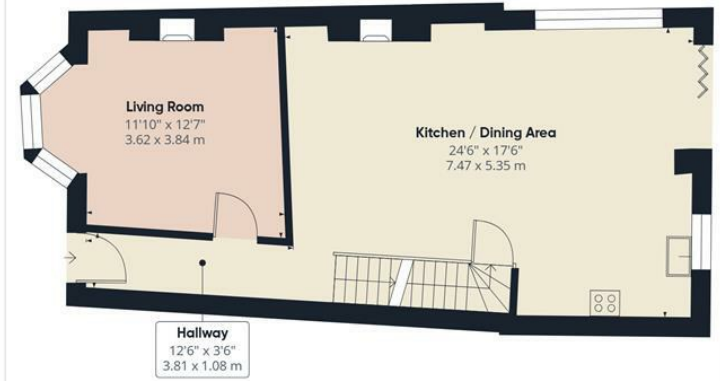
- Fantastic, Extended Victorian Villa Terrace
- Four Bedrooms and Two Bathrooms
- Retaining Some Lovely Original Features Combined with Contemporary Living
- Wooden Floors, Stripped Pine Doors and Multi-Fuel Stoves
- Stunning Large Open Plan Living Kitchen with bifold doors
- Three Good First Floor Bedrooms
- Second Floor Master Bedroom Studio with En Suite
- Lovely South Westerly Facing Garden with Lawn, a patio and mature fruiting trees
- Viewing: Banner Cross office







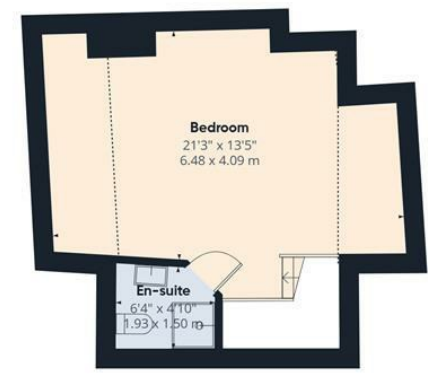
Ground Floor



Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**  
 1550 ft<sup>2</sup>  
 144.2 m<sup>2</sup>

**Reduced headroom**  
 88 ft<sup>2</sup>  
 8.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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