

382, Ecclesall Road South, Sheffield, S11 9PY

382, Ecclesall Road South

Sheffield, S11 9PY

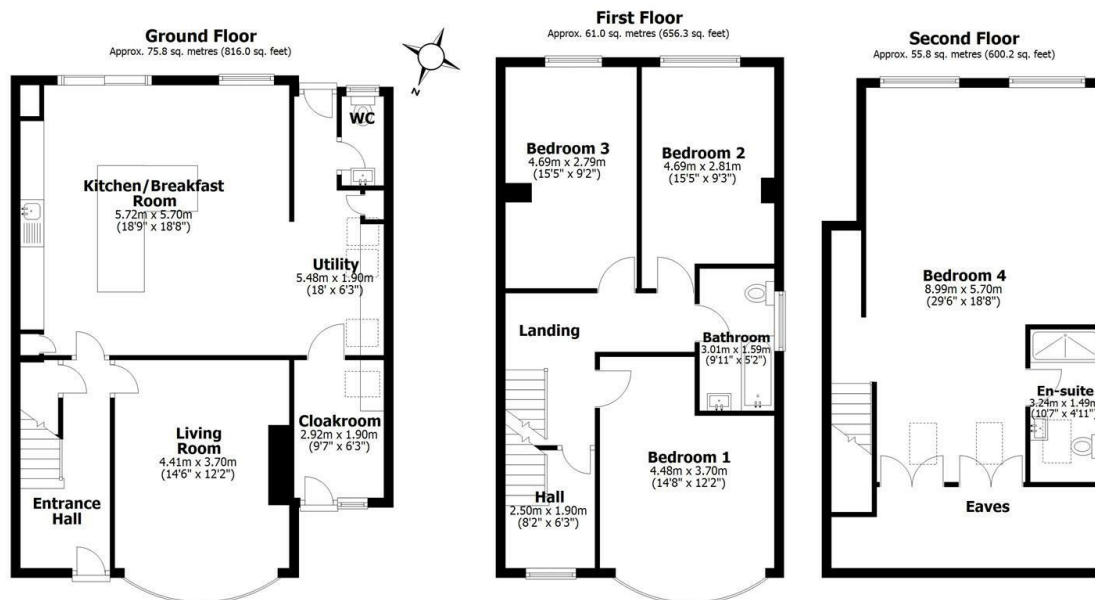
Description

If you are looking for a house that requires zero works required and one that offers a generous amount of accommodation, suitable for a growing family then look no further! This beautifully styled, extended and presented property offers over 2072 square feet of accommodation that has been designed to reflect the modern way of life. All the bedrooms are doubles and the principal suite is quite gorgeous. The open plan nature of the kitchen is perfect for families and entertaining and the finish throughout is exemplary and includes quality fixtures and fittings in all the right places. The property stands within a generous plot that includes attractively landscaped gardens to the front and rear, there is a pull in at the front that offers off road parking and the area is deemed to be one of the finest in the South West sector. The local schools are regularly regarded as 'outstanding' by Ofsted and the natural beauty of The Limb Valley and the Peak Park can literally be explored from your own doorstep. The city centre can also be rapidly approached via regular bus services that run along Ecclesall Road South. It is rare to find properties of this calibre, that have been finished to such a high spec in this area and which are available at such an attractive price point so an early viewing is very much advised.

- Brand new gas central heating and UPVC double glazing alongside modern building regs and insulation all combine to provide an excellent EPC rating of C78.
- Quality finish throughout with modern touches in the bathrooms and kitchen.
- No onward chain.
- Four good double bedrooms including a very smart principal suite.
- Two luxurious bathrooms (one ensuite) and a ground floor W.C., all with elegant tiling framing the modern suites.
- Large, open plan dining kitchen with separate utility room and cloak room.
- Well presented living room with a bay window.
- Pull in off the road that provides unofficial off road parking (not owned by the house).
- Landscaped grounds to the front and rear.
- Freehold and Council Tax Band D.



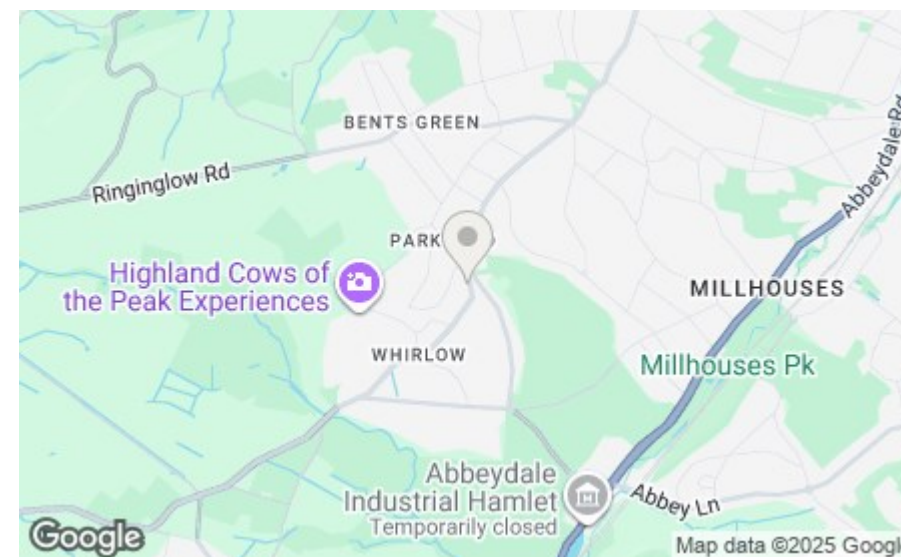




Total area: approx. 192.5 sq. metres (2072.6 sq. feet)

All measurements are approximate
 Yorkshire EPC & Floor Plans Ltd
 Plan produced using PlanUp.

382 Ecclesall Road South, Sheffield



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.