



91, High Storrs Road, Sheffield, S11 7LD

# 91, High Storrs Road

Sheffield, S11 7LD

## Description

This fabulous home has been extended to the side and rear and now provides an excellent range of accommodation, over three floors, that includes an open plan dining kitchen, two further reception areas, four bedrooms and two bath/shower rooms making it perfect for the family market. On top of this the property enjoys a lovely setting on High Storrs, a short walk away from Bingham Park, local amenities at the top of Greystones Road and further, more comprehensive facilities on Banner Cross and in Bents Green. The excellent layout on the ground floor will be sure to impress, having an open plan kitchen that opens onto both the front facing sitting room and extended rear dining room. This space offers flexibility and the versatility to use as you see fit. The generous 1310 square feet of accommodation is complemented by a substantial garden to the rear which has areas of lawn interspersed with vegetable plots, a terrace and a summerhouse at the end of the plot. On top of all this the property has solar panels, cavity wall insulation and a modern heating system that reduce costly utility bills.

- Cavity wall insulation, double glazing and gas central heating combine to provide an excellent EPC rating of B82 and reduce utility costs.
- Four bedrooms including three good doubles.
- Living room with wood burning stove creating a cosy feel in the colder months of the year.
- Open plan dining kitchen with French windows to the garden terrace.
- Extended garden room that could be utilised in a number of ways and provides space for a home office or children's lounge.
- Two bath/shower rooms including an ensuite.
- Entrance hall and ground floor W.C.
- Driveway and garage for storage.
- Long rear garden.
- Freehold and Council Tax Band D.







Total area: approx. 121.7 sq. metres (1310.4 sq. feet)

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

**91, High Storr's Road**



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