



4, Everard Avenue, Sheffield, S17 4LZ

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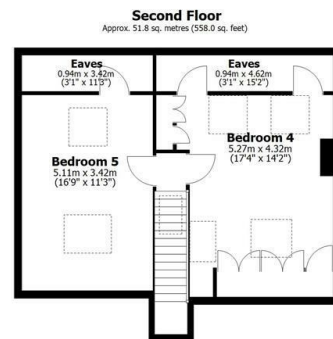
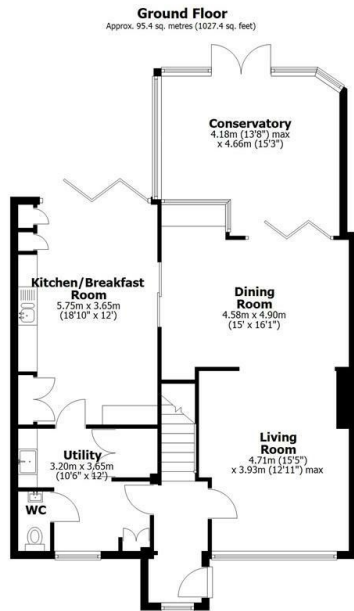
## Description

Having been significantly extended and improved by the current owners to now form a quite superb and spacious family home that encompasses 2342 square feet of accommodation over three floors. This stunning property will be hard to beat. The ground floor feature an impressively large living room that opens onto a spacious conservatory and there is also a walkthrough utility area on your way to the fab kitchen. The kitchen is gorgeous with a central island and a bank of bi-folding doors providing access onto the rear garden and having access back through to the dining area in the living room. Upstairs there are three double bedrooms and two bathrooms on the first floor and two further bedrooms are situated in the converted loft providing versatility in the way they can be used. The location in Bradway is also first class. Situated at the foot of Everard Avenue, a short walk away from the local primary school, amenities and woodland walks. A super property that will be sure to attract a huge amount of interest.

- ELR Premium sale - Buyers fees of £595 including VAT apply.
- Five double bedrooms.
- Two luxurious bathrooms and a separate, ground floor W.C. All having elegant tiling framing the modern suites.
- Superb living room with excellent proportions.
- Large conservatory with French windows onto the garden and a clear glazed roof.
- Open plan kitchen with a large, central island, contemporary fixtures and fittings and modern bi-folds.
- Block paved off road parking for two cars.
- Low maintenance westerly facing rear garden, perfect for entertaining.
- Council Tax Band D, Freehold.
- Modern central heating, double glazing and loft insulation combine to provide an excellent EPC rating of C71.







Total area: approx. 217.6 sq. metres (2342.7 sq. feet)

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

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