Saxton Mee







Southwood Grove Wadsley Park Village Sheffield S6 1XD
Offers Over £575,000

St Luke's Sheffield's Hospice

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Situated at the head of a peaceful cul-de-sac, this impressive and generously proportioned four double bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. The property benefits from three bathrooms, multiple reception areas, a substantial extended conservatory, a detached double garage and a generous driveway providing off-road parking for up to four vehicles. Further features include uPVC double glazing and gas central heating throughout.

Upon entering the property, a welcoming and spacious entrance hallway provides access to the principal ground floor accommodation, together with a useful understairs storage cupboard and a convenient downstairs WC. The generously proportioned lounge features an attractive fireplace with inset gas fire and a cay window allowing plenty of natural light to fill the room.

Separate study and a formal dining room. The well-appointed breakfast kitchen is fitted with an extensive range of wall and base units complemented by contrasting work surfaces incorporating a sink and drainer. There is provision for a Range-style cooker with extractor hood above and an American-style fridge freezer, alongside an integrated dishwasher and wine fridge.

The substantial extended conservatory, provides an additional versatile reception space with delightful views over the rear garden. uPVC French doors offer direct access outside, creating an excellent connection between indoor and outdoor living.

Completing the ground floor accommodation is a practical utility room, providing space and plumbing for a washing machine and tumble dryer, together with housing for the central heating boiler.

To the first floor are four generously sized double bedrooms, all benefiting from fitted wardrobes, offering excellent storage solutions. Two of the bedrooms have the convenience of their own en-suite shower rooms. The remaining bedrooms are served by a family bathroom.

- IMPRESSIVE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- DESIRABLE CUL-DE-SAC POSITION
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- SEPARATE DINING ROOM AND STUDY
- WELL-APPOINTED BREAKFAST KITCHEN
- SUBSTANTIAL EXTENDED CONSERVATORY
- FOUR DOUBLE BEDROOMS WITH FITTED WARDROBES
- TWO EN-SUITE SHOWER ROOMS AND FAMILY BATHROOM
- DETACHED DOUBLE GARAGE
- DRIVEWAY PROVIDING PARKING FOR FOUR VEHICLES










OUTSIDE
A generous driveway provides off-road parking for up to four vehicles, with space for two cars directly in front of the detached double garage. The garage benefits from twin up-and-over doors and additional storage space within the roof area. Gated access to either side of the property leads to the side and rear gardens, which are predominantly laid to lawn and complemented by a timber-decked seating area, ideal for outdoor dining, entertaining and relaxation.

LOCATION
The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus and tram-link bus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

MATERIAL INFORMATION
Tenure: Leasehold - The current owner is in the process of acquiring the freehold, with the intention that the property will be sold with the freehold on completion, subject to the freehold acquisition completing.
Council Tax Band: E

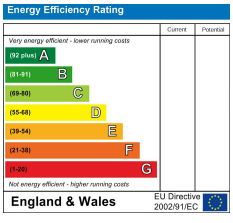
VALUER
Greg Ashmore MNAEA

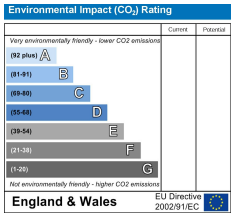
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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