



16 Phoenix Road, Ridgeway, Sheffield, S12 3XJ

Saxton Mee

16 Phoenix Road

Ridgeway

Price Guide

£500,000

Guide Price £500,000 - £520,000

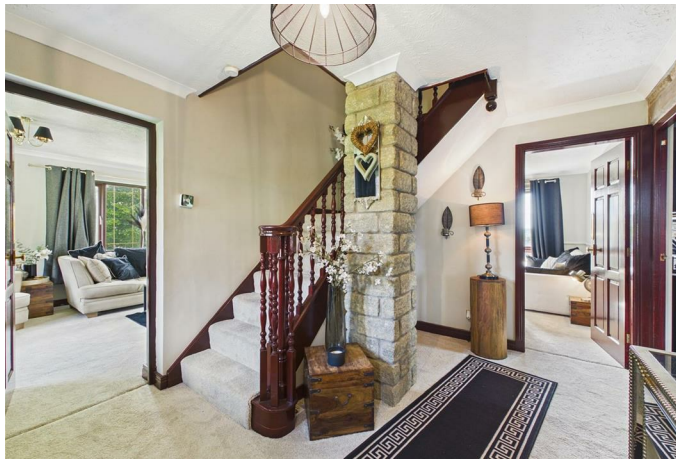
Offering beautifully proportioned five bedroomed accommodation this quite superb detached house is particularly well located occupying a favoured large corner plot within the highly sought after village of Ridgeway which has a renowned infants/junior school and afford excellent access to the motorway network and city centre.

The well presented property extends to 1847 sq ft and offers gas fired central heating with a Hive control, uPVC double glazing and briefly comprises: reception hall with downstairs cloakroom/WC, study (currently used as bedroom 5), spacious living room with a feature fireplace, excellent dining conservatory taking advantage of the elevated position with views across the countryside in the distance. Snug/formal dining room, superbly equipped 'L' shaped breakfast kitchen, utility with personnel door to the garage. First floor landing, large master bedroom with built in wardrobes running the full depth of the room, en-suite shower room, three further good size double bedrooms and family bathroom with bath and separate walk in shower.

Outside: the property is approached via a tarmac driveway which provides ample off road parking and turning space and access to the double garage. The large attractive garden is set down primarily to lawn for ease of maintenance and extends down the side and rear of the house taking advantage of the south westerly aspect. Ornamental pond and patio /entertaining terrace with external lighting and power points.

- Superbly proportioned five bedroomed and two bathroomed detached house
- Perfect family home with 1847 sq ft (172 sq m)
- Large corner plot
- Highly regarded village with reputable schooling
- Nicely presented flexible and versatile accommodation
- Perfect family home
- Double glazing and gas fired central heating with Hive control
- Attractive gardens with south westerly aspect
- Excellent communication links to motorway and city centre
- EPC: D. Council Tax Band:F Tenure: Freehold







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

