

35, Oakhill Road, Sheffield, S7 1SJ

# 35, Oakhill Road

Sheffield, S7 1SJ

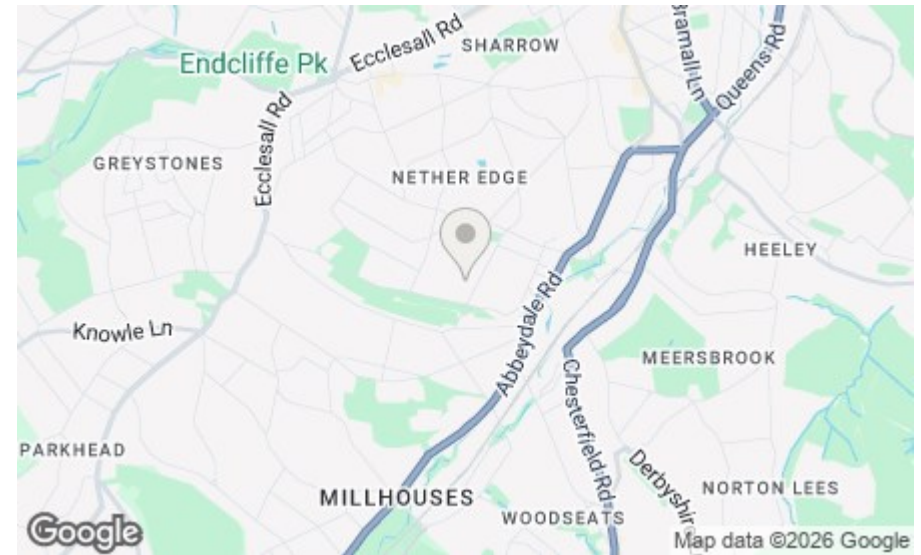
## Description

A large, stone built Victorian villa that enjoys a superb location, on one of the neighbourhoods most desirable roads, a short walk away from the centre of this thriving and bohemian village. The centre of Nether Edge offers a blend of local shops, cafes, pubs and bistros that cater to most peoples' tastes and include the award winning 'Bench' restaurant which is a major draw to the area. There is also a bowls club and regular bus services that can whisk you into town in under ten minutes. A short walk further afield leads into either trendy Sharrowvale or onto the cosmopolitan Abbeydale Road which both offer further, more comprehensive amenities. Nether Edge Village also hosts a well attended, seasonal, Farmers Market and has an 'outstanding' primary school making it a firm favourite with the family market. The property is also in the catchment areas of three excellent secondary schools (High Storrs, Mercia and King Egberts) although catchment should always be confirmed via Sheffield City Council. This lovely and spacious home is an absolute delight. Having plenty of space for large families and those who now spend some time working from home. There is even the possibility to add additional accommodation via the undeveloped loft space on the second floor or the three rooms in the cellars if required (subject to regs). The level plot is highly unusual for the area and its prime location is an excellent place to invest.

- Five/six double bedrooms including an occasional room/study that links onto the fifth bedroom on the second floor.,
- Three reception rooms including a superb living room with bay window onto the garden.
- Open plan dining kitchen which includes an Orangery with French windows onto the terrace.
- Three bathrooms with one being located on the ground floor.
- Reception hall and a utility room alongside attic space and cellars which offer the potential for further development.
- Off road parking for at least two cars.
- Pretty rear garden with terrace and level lawn.
- Excellent location and school catchment.
- Freehold and Council Tax Band F.
- Partial double glazing and gas central heating combine to produce an EPC rating of E47.







**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.