



46 St. Quentin Drive, Sheffield, S17 4PP

Saxton Mee

# 46 St. Quentin Drive

## £500,000

Stylishly refurbished; this truly outstanding FIVE BEDROOMED detached house is the perfect family home having been considerably refurbished during recent years.

Enviably located within this highly desirably residential suburb, the property enjoys stunning views at the rear especially from the first floor across the valley towards the Peak National Park. Standing within the catchment of renowned schooling and offered for sale with vacant possession and no upward chain the accommodation has been extensively upgraded to include a new resin drive, virtually all new windows and doors, new gas fired central heating system, new internal doors and joinery, re-rendered, upgraded wiring, new flooring, re-plastering and re-decoration throughout.

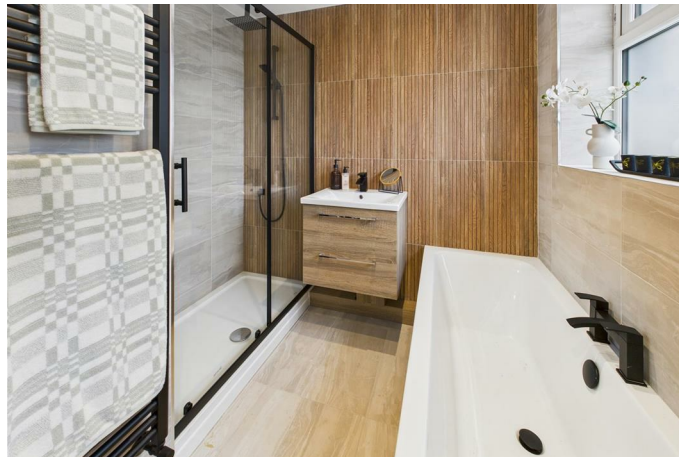
Reception hall with staircase to the first floor, impressive large open plan dining kitchen/family room with an extensive range of units and integrated appliances, utility/store and downstairs WC. Living/dining room with new bi-fold doors to the new composite and glass balustraded balcony. First floor landing off which opens three double bedrooms along with two large single bedrooms, superb family bath/shower room and further separate shower room both with new fittings.

Broad resin driveway, integral garage store with electric door. Private rear garden set down primarily to lawn with useful shed and new raised balcony with composite decking.



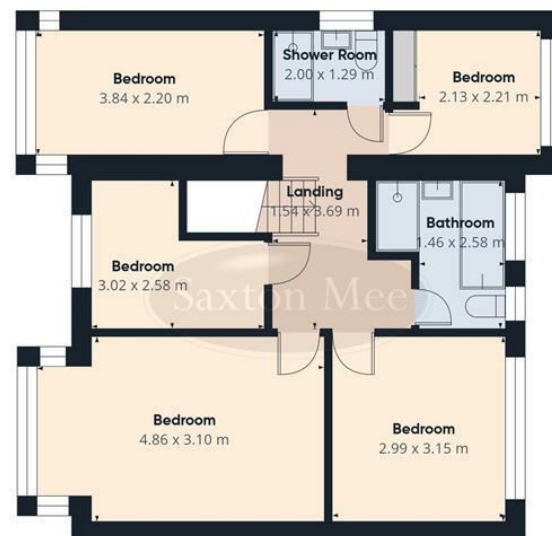
- Stylishly refurbished family home
- Sought after locality
- Stunning views
- Close to Dore and Totley golf club and nearby train station
- Five bedrooms and two bathrooms
- Perfect family home
- Extensively upgraded with new central heating system, re-wiring, new windows and doors
- Exceptionally well appointed kitchen
- No upward chain and vacant possession
- EPC: D Tenure: Leasehold Council Tax Band:E







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
122.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

