







1 Victoria Court

Nether Edge • Sheffield • S11 9DR

Guide Price £775,000 - £795,000

A fabulous 3 double bedroom and 2-bathroom attractive stone built house situated on a highly sought-after gated development with the benefit of a leisure complex. A period, spacious property commanding an enviable 1,944 sq. ft over two floors, full of charm and character, with a light and airy feel. Benefits from gas central heating run from a combination boiler and double-glazing. Enclosed lawned garden. Garage and parking space, along with visitor spaces, all with the benefit of the electric gated entrance and CCTV cameras. Architect drawings are available to interested parties, showing the potential to convert to loft space to create a four bedroom and three-bathroom property, subject to any necessary consents. The communal grounds are well kept and provide easy access to an impressive leisure complex with a swimming pool, sauna, jacuzzi, and a gym, all included in the service charge. Victoria Court commands an excellent location in a leafy suburb well connected to an array of shops, restaurants, parks, and highly regarded schools. Available for sale with no chain. Viewing highly recommended. As you walk towards the property it is difficult to image a better-looking house. It stands proud, built in a beautiful natural stone, with lofty ceilings, and tall sash windows. A front entrance door opens into a reception hall, impressive in size, setting the tone, with a stunning stone arched doorway, with shutter blinds. Off the hallway is a useful storage closet and a cloakroom with a WC and wash basin. The living room is a gorgeous room: spacious with white walls, a feature wall with designer wallpaper, set opposite a tall, front bay window, with sash windows, catching the morning sun, all finished with period coving and a wood effect floor. The dining room is another large room, again beautifully presented, with a front outlook. The reception rooms offer versatility to meet a buyer needs. The breakfast kitchen provides direct access onto the garden and has a range of fitted units, set around space for a dining table and chairs, creating ideal space for socialising. Included in the sale is the oven range, an integrated dishwasher and washing machine, along with the freestanding double fronted fridge freezer. One of the units houses the combination boiler. Like all the rooms, this is another light and airy room with a large sash window. On the first floor, there is a landing with an airing cupboard housing the hot water cylinder, along with a ceiling hatch to the loft, offering scope for potential, subject to consents. All three bedrooms are very generous in size and all beautifully presented. The main bedroom is the largest with a pleasant outlook and an en-suite shower room. In addition to the en-suite, there is a family bathroom with a white suite, having a shower over the bath, a wash basin, and WC. Outside, you enter the development via Lyndhurst Road, through electric gates. Number one benefits from a garage with the ability to park in front of the garage too. Nearby are allocated visitor spaces. The communal grounds are well-kept with lawns, pathways, lit at night, with security cameras, finished with mature planting. Number one has a front lawned garden and planted borders with wide steps leading to the front entrance door. Off the kitchen is an enclosed lawned garden, fenced and gated, with a patio and planted borders. Victoria Court commands an enviable position being within proximity of the centre of Nether Edge but also Sharrow Vale, Hunters Bar, and Abbeydale Road, all providing an array of entertainment and recreational facilities. There are also highly regarded schools, public transport, and links to the city, centre, train stations, hospitals, universities, and the Peak District.





- Stunning Period Stone Property
- 3 Double Bedrooms & 2 Bathrooms
- Spacious, over 2 Floors with 1,944 sq.ft
- Light & Airy Interior - A Must See
- Enclosed Lawned Garden
- Garage & Parking Facilities
- Electric Gated Entrance with CCTV
- Leisure Complex with Pool & Gym
- Highly Sought-After Location
- No Chain





1 VICTORIA COURT

APPROXIMATE GROSS INTERNAL AREA = 180.6 SQ M / 1944 SQ FT
TOTAL = 193.3 SQ M / 2081 SQ FT

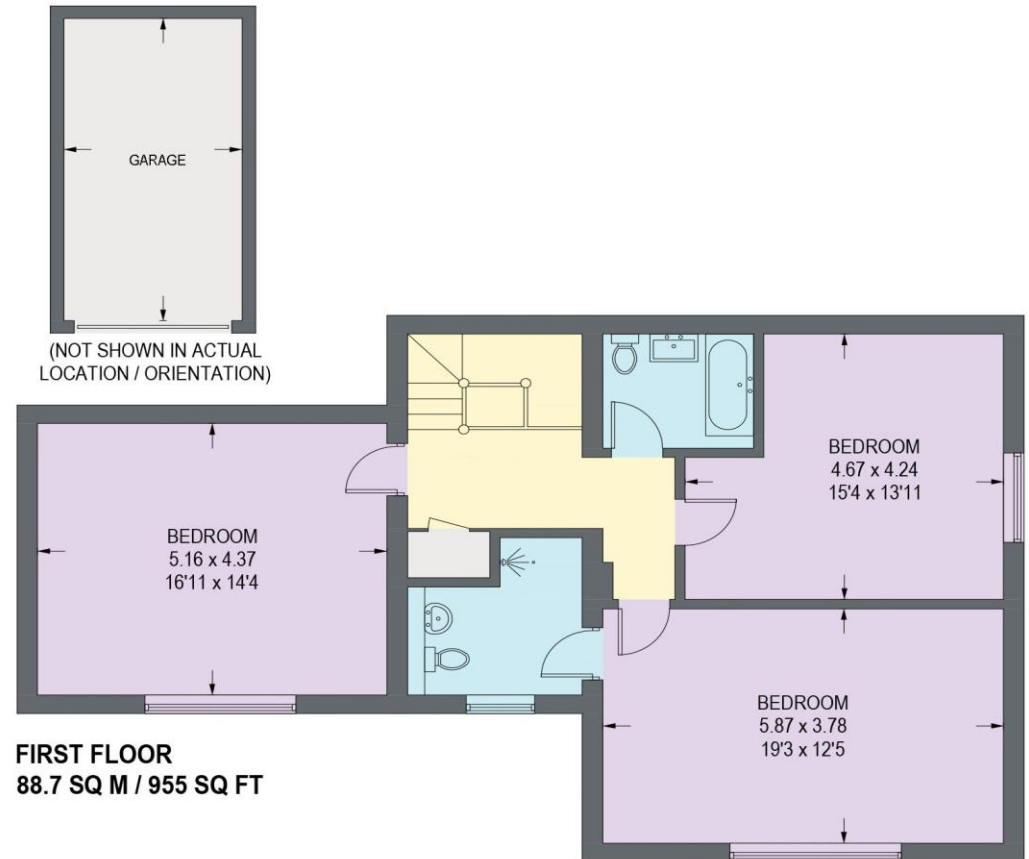
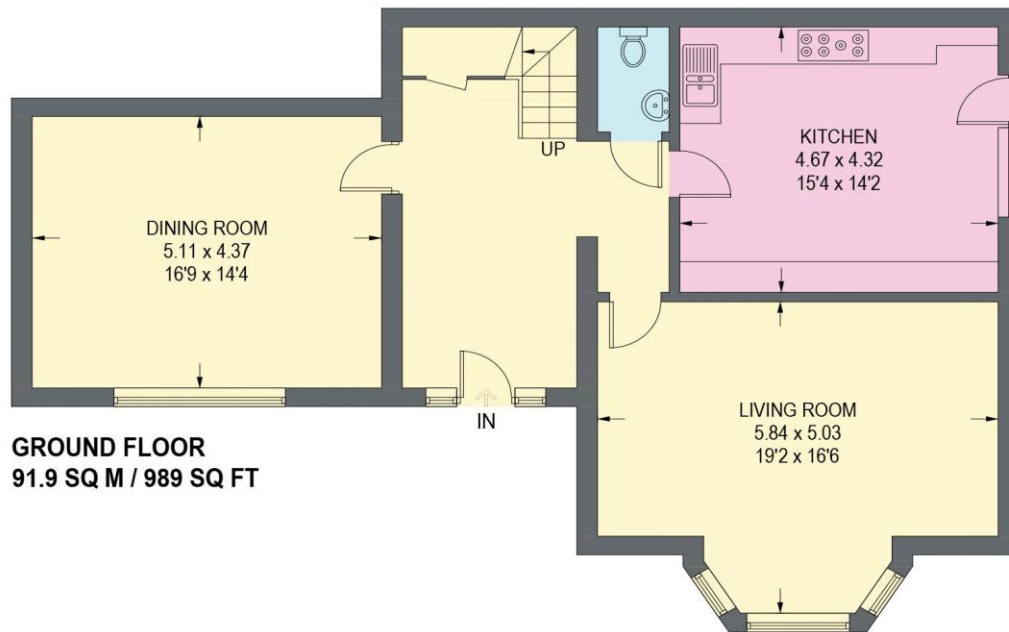


Illustration is for identification purposes only,
measurements are approximate, not to scale.

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