



Yews Drive Worrall Sheffield S35 0BH
Offers In The Region Of £650,000

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Viewing is highly recommended to fully appreciate this deceptively spacious and beautifully presented three double bedroom, three bath/shower room stone-built barn conversion, forming part of this exclusive development at Yews Farm.

Approached via a picturesque tree-lined driveway, the property occupies a desirable position within a landscaped setting and benefits from a private driveway providing parking for three vehicles, an electric vehicle charging point, underfloor heating to the ground floor and attractive south-west facing gardens.

The well-appointed accommodation is arranged over two floors and briefly comprises: spacious entrance hall with access to the lounge, kitchen/diner, utility room, study and first-floor accommodation. The generous lounge features an attractive stone fireplace housing a large cast-iron multi-fuel stove, together with French doors opening directly onto the garden.

The impressive kitchen/diner is fitted with an extensive range of contemporary units complemented by contrasting work surfaces. Integrated appliances include a larder fridge, larder freezer and dishwasher, with space provided for a Range-style cooker and extractor hood. French doors open onto the adjoining patio, creating an excellent flow between the kitchen and garden and providing an ideal setting for entertaining and alfresco dining. The study, which could also serve as a second reception room, benefits from a range of built-in cupboards, shelving and a fitted desk. A separate utility room provides plumbing for a washing machine, space for an additional fridge and access to a modern shower room, fitted with WC and wash basin.

- IMPRESSIVE REDEVELOPED FARMHOUSE
- THREE DOUBLE BEDROOMS, THE PRINCIPAL WITH FOUR PIECE SUITE BATHROOM
- FABULOUS KITCHEN/DINER WITH FRENCH DOORS
- TWO SHOWER ROOMS
- UTILITY ROOM
- WELL PROPORTIONED LOUNGE WITH FRENCH DOORS
- SOUTH-WEST FACING GARDENS
- THREE OFF-ROAD PARKING SPACE & ELECTRIC CHARGING POINT
- OUTSTANDING RURAL LOCATION





FIRST FLOOR ACCOMMODATION

From the entrance hall, a staircase rises to the first-floor landing, which benefits from four Velux windows, creating a bright and airy space. The landing provides access to all three bedrooms, together with a useful storage cupboard with fitted shelving and access to the loft space. The principal bedroom is a particularly impressive room, featuring a range of fitted wardrobes and dressing table, complemented by a luxurious four-piece en-suite bathroom. The two further double bedrooms are both well proportioned and enjoy access to a Jack and Jill shower room, fitted with a WC and wash basin.

OUTSIDE

A shared private gravelled drive leads to the three off-road parking spaces. Externally, the property enjoys beautifully maintained south-west facing gardens, with a patio area adjoining the house and attractive landscaped surroundings, offering an excellent combination of privacy and outdoor entertaining space.

LOCATION

Approached via a tree-lined driveway into an open landscaped area occupying Yews Farm residence. This exclusive barn conversion (formerly part of the Yews estate) is located in this extremely popular residential area of Worral within the catchment of local schools including Oughtibridge Primary and Bradfield Secondary. Excellent local amenities in Oughtibridge including a Co-Op Supermarket. Public transport links and easy access to Sheffield City Centre. On the doorstep of attractive countryside and beautiful walks.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band F.

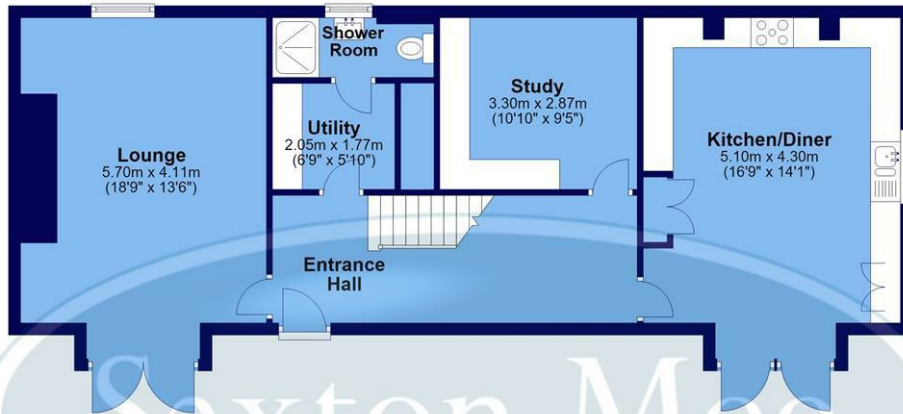
VALUER

Greg Ashmore MNAEA

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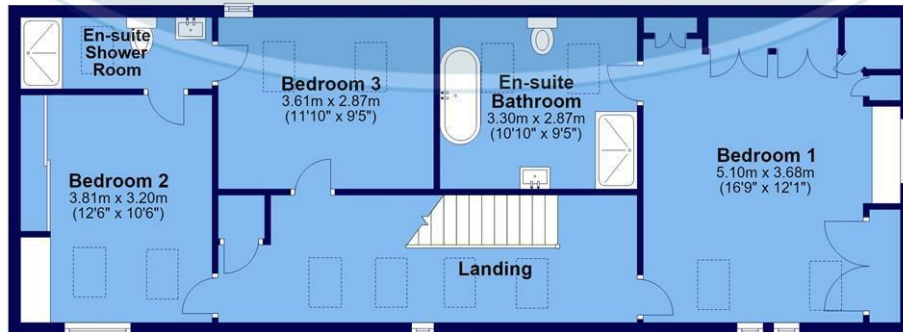
Ground Floor

Approx. 77.4 sq. metres (833.4 sq. feet)



First Floor

Approx. 75.1 sq. metres (808.0 sq. feet)



Total area: approx. 152.5 sq. metres (1641.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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