







44 Meadow Bank Avenue

Sheffield • South Yorkshire • S7 1PB

Asking Price £500,000

Situated on the attractive and tucked-away Meadow Bank Avenue, a private residential road within the sought-after Nether Edge area of Sheffield, this impressive 3/4 bedroom period home enjoys a particularly peaceful, leafy setting with an attractive communal residents' garden to the front. Offering spacious and flexible accommodation arranged over three floors, the property retains a wealth of period character whilst providing excellent scope for general updating and, if required, further extension or reconfiguration, subject to any necessary consents. A composite door opens into a welcoming entrance hallway with useful cloakroom storage and a ground floor WC. The bay-fronted living room is a lovely characterful reception space, featuring a period open fireplace with decorative tiled surround, a half-height picture rail and attractive bay window. To the rear is a spacious and light-filled second reception room, currently used as a dining room, with French doors opening directly onto the patio and providing an excellent connection with the garden. The room enjoys an abundance of natural light and leads through into the kitchen. The kitchen is fitted with a range of Shaker-style wall and base units, wood-effect worktops and tiled splashbacks, together with an integrated Zanussi oven, microwave, dishwasher and fridge. A further section of kitchen lies beyond, with a garden outlook and incorporating a sink, fridge freezer and washing machine. There is potential to open up and combine these adjoining areas to create a larger kitchen and family space, subject to any necessary consents. To the first floor are three bedrooms. The front-facing principal bedroom is a good-sized double with an attractive bay window. The rear-facing second double bedroom benefits from built-in wardrobes, a useful storage cupboard and lovely views over the garden. The third bedroom is a good-sized single, ideally suited to a child's bedroom, nursery or home office. The modern family bathroom is fitted with a white suite comprising bath, separate corner shower cubicle and vanity wash hand basin, with partial tiling. There is also a separate WC. Stairs continue to the top floor, where a further double occasional bedroom provides excellent additional accommodation. The room has two Velux windows and useful storage within the eaves, with an access hatch providing access to the remaining eaves space. Externally, the property occupies an elevated position, with an attractive front garden overlooking the private communal residents' garden. Steps rise to the front entrance. To the rear is an attractive and enclosed private garden, with a stone patio rising to a lawn and enclosed by established hedging and fencing. The garden provides a secure and secluded space for family life and outdoor entertaining, together with a brick-built outbuilding offering useful storage and a secure gate enclosing the garden. Meadow Bank Avenue is a particularly distinctive residential setting within Nether Edge, combining the character of an established period neighbourhood with the privacy of a tucked-away private road and its attractive communal green. The wider area is well regarded for its leafy streets, period architecture, local shops, cafés and independent amenities, whilst also offering convenient access to nearby parks, schools and the wider facilities of Ecclesall Road and Abbeydale Road. The combination of a peaceful residential setting, generous accommodation and excellent potential makes this an appealing opportunity for those looking to establish a long-term family home in one of Sheffield's established residential neighbourhoods.





- Period Family Home in S7
- 3/4 Bedrooms & Family Bathroom
- Private Residential Road
- Retains Period Character
- 2 Versatile Reception Rooms

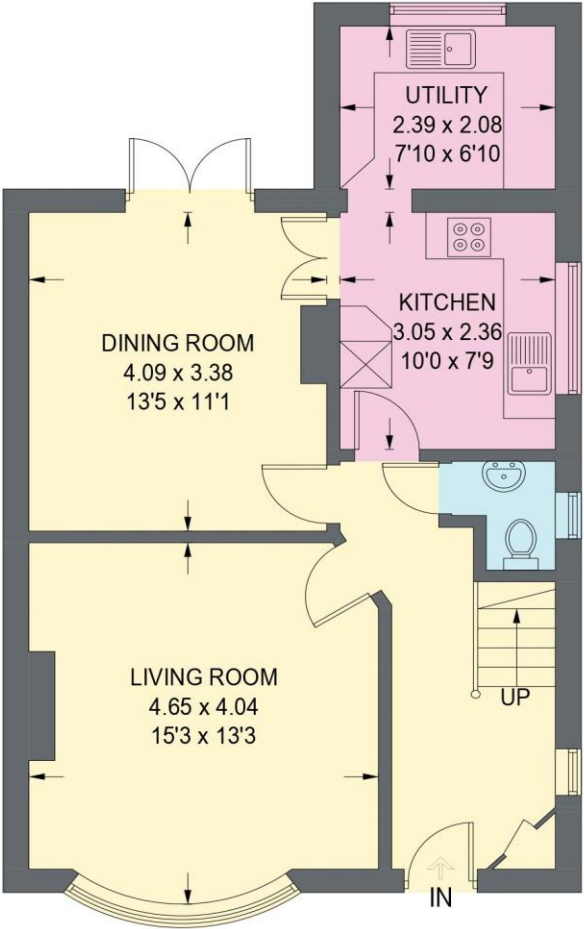
- Offers Potential to Extend / Develop
- Private Enclosed Rear Garden
- Residents Communal Garden
- Freehold & No Onward Chain
- Council Tax Band D, EPC Rating D



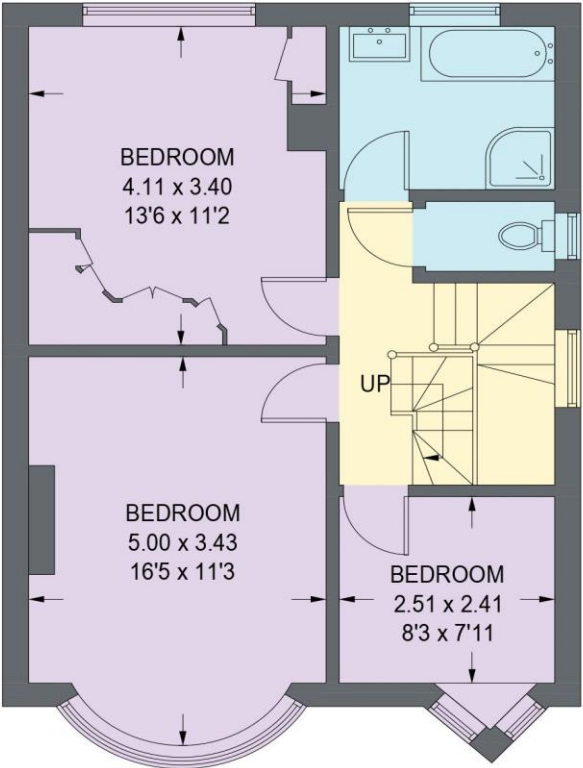


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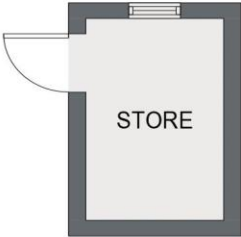
APPROXIMATE GROSS INTERNAL AREA = 130.5 SQ M / 1404 SQ FT
(EXCLUDING EAVES & STORE)



GROUND FLOOR
58.7 SQ M / 632 SQ FT

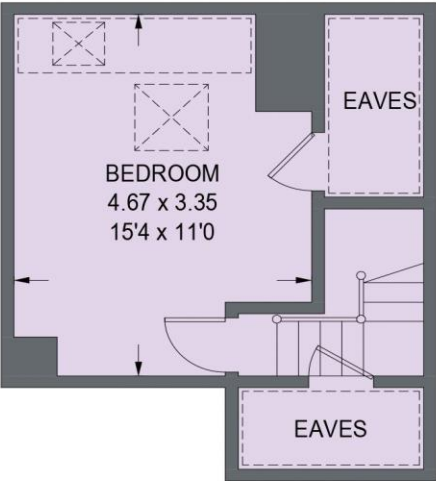


FIRST FLOOR
53.0 SQ M / 570 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

[] = REDUCED HEAD HEIGHT BELOW 1.5M



SECOND FLOOR
18.8 SQ M / 202 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1337375)



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