







376 Ecclesall Road South

Ecclesall • Sheffield • S11 9PY

Guide Price £625,000 - £650,000

A fabulous 4 bedroom detached house in Ecclesall enjoying an elevated position (with several steps up to the front door) with lovely views towards Parkhead Cricket Club. The property has been attractively appointed and decorated throughout, has a superb dining kitchen with built-in appliances, luxury bathroom, log burner, Karndean flooring, double glazing, combination boiler, detached garage and stands in well stocked gardens. Potential to develop the loft space subject to permissions. The accommodation comprises: Porch to a generous entrance hallway, attractive panelling to the walls and W.C with a white suite. Living room with a square bay window, 3 wall lights, stone hearth and log burner. Dining kitchen having a range of white high gloss units complemented by white seamless Corian worktops, marble tiled floor with underfloor heating, Bosch hob, oven and microwave, integrated dishwasher and washing machine. There is a central island with Miele wine fridge and breakfast bar. The dining area has bi-fold doors leading to the rear garden. Imposing staircase rises to the first floor landing. Bedroom 1 has a square bay window and fitted wardrobes. Bedroom 2 with fitted Supafit wardrobes and views of the rear garden. Double bedroom 3 with bay window overlooking the cricket ground. Bedroom 4 currently used as a study overlooking the garden and with built-in storage cupboard housing the Worcester combination boiler. Bathroom having a freestanding bath, wet room, marble tiling throughout, vanity unit, mirrored cabinet and ladder radiator. Outside there is parking for two cars and detached garage. Front garden with lawn, rockery, shrubs and hedging. Blocked paved area to the side, shed, gable store with power and space for a tumble dryer. To the rear there is an enclosed and private area to relax with tiled patio which matches the kitchen flooring, pathway with lawn to either side and an extensive range of shrubs and bushes. Ecclesall Road South is well placed for access to a good range of local amenities including local shops, pubs and restaurants, reputable local schools, parks, walks and the nearby Peak District. Leasehold - 800 years from 1931 with an annual ground rent of £7.





- 4 Bedroom Detached In Ecclesall
- Fabulous Dining Kitchen
- Built-In Appliances & Log Burner
- Potential To Develop Loft Space Subject To Permissions

- Detached Garage & Several Steps Up To The Front Door
- Delightful Gardens
- Superb Generous Bathroom
- Leasehold - 800 years from 1931



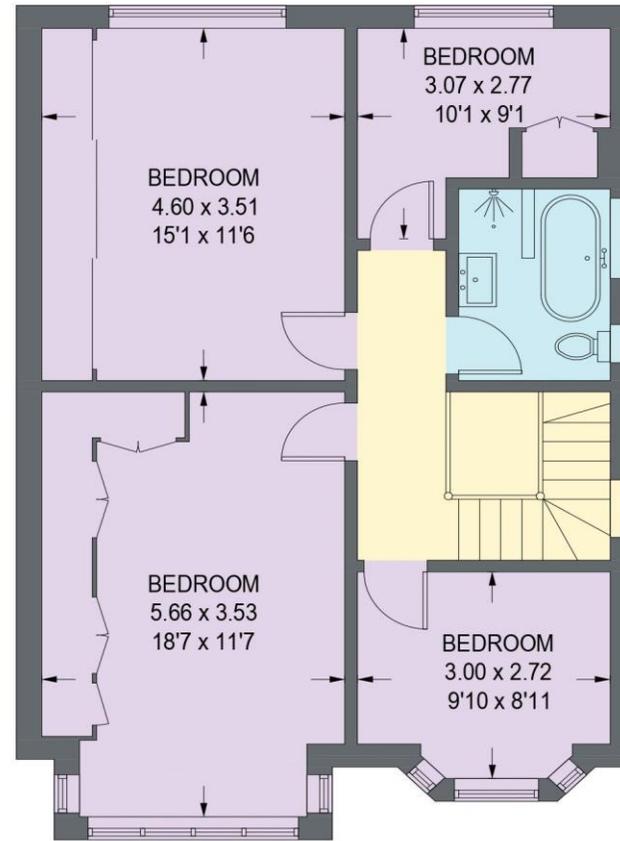


376 ECCLESALL ROAD SOUTH

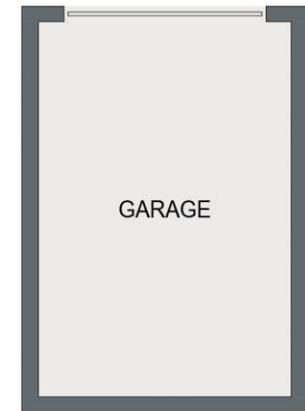
APPROXIMATE GROSS INTERNAL AREA = 135.7 SQ M / 1461 SQ FT
(EXCLUDING GARAGE)



GROUND FLOOR
69.4 SQ M / 747 SQ FT



FIRST FLOOR
66.3 SQ M / 714 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1250549)



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