EADON LOCKWOOD & RIDDLE
EST. 1840



8 Woodland Rise

Sheffield, S7 2AD

Asking Price £525,000

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8 Woodland Rise





Description

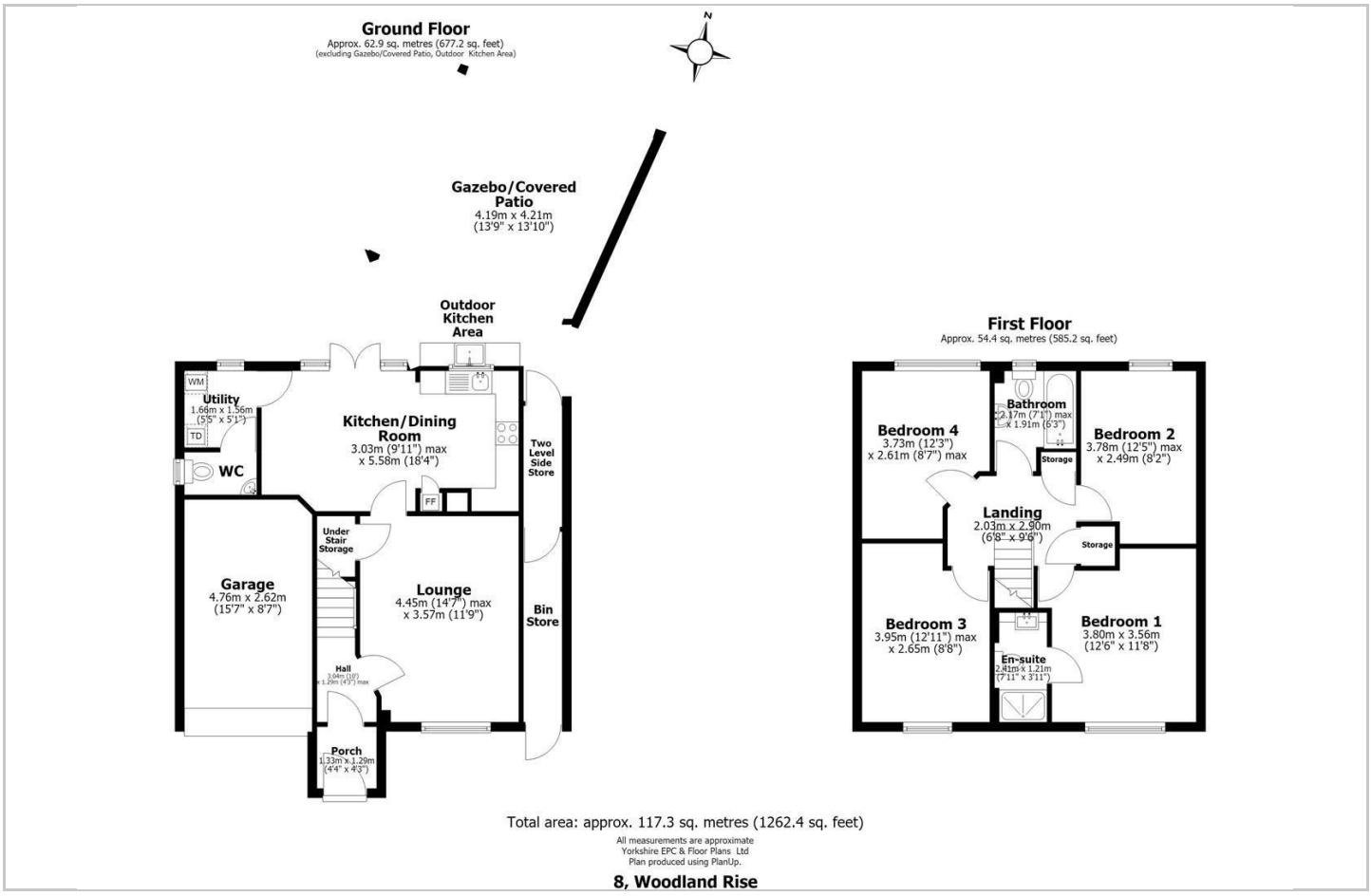
Description
Overview
A beautifully presented and highly energy-efficient four-bedroom detached home, enjoying a quiet, tucked-away position on this sought-after modern development.
Built in 2019 and subsequently enhanced through a series of carefully chosen and highly personal improvements, the house now offers approximately 1,262 sq ft of beautifully presented and well planned internal accommodation, together with exceptional outdoor living space, landscaped gardens, excellent parking and a larger-than-average integral garage. The property has been finished and maintained to a high standard throughout. No ongoing works are required, allowing the next owner to move in and enjoy the home immediately. The combination of its peaceful position, proximity to highly regarded schools, accessibility to the
city and immediate access to green space makes this an outstanding proposition for families and professional buyers alike.
Location
The house occupies an attractive position towards the edge of the development, close to mature woodland and surrounding green open space. The setting feels peaceful and private, yet remains exceptionally convenient for schools, shopping, transport and the city. Holt House Infant School, Carter Knowle Junior School and the Outstanding-rated Mercia School are all within a few minutes' walk, connected by convenient pedestrian routes.
The amenities of Carter Knowle, Millhouses and Abbeydale Road are readily accessible. Sheffield Millhouses Tesco Superstore and Archer Road Sainsbury Superstore are within walking distance, while nearby bus routes and straightforward road connections provide convenient access to Sheffield city centre, the universities and the city's principal hospitals. Millhouses Park, Ecclesall Road and the wider attractions of south-west Sheffield are also within easy reach, while the countryside and walking routes of the Peak District are approximately five minutes away by car.
Energy Efficiency
Modern building standards already make this an efficient home to run, but the current owner has taken its performance considerably further. Very good insulation, efficient double glazing and heating via an air-source heat pump combine to produce an excellent EPC rating of B (84), helping to retain heat and reduce costly utility bills. The front porch was added in 2022, creating a more sheltered and welcoming entrance while further improving comfort and energy retention. In 2024, an air-source heat pump was professionally installed, providing a modern, lower-carbon heating system and helping to reduce monthly running costs for the next owner.
Ground Floor
A landscaped frontage and welcoming porch provide an attractive approach to the property. The front garden is complemented by a separate illuminated pathway running alongside the house, leading towards the discreet bin store and lower-level side storage area. The porch opens into a bright and welcoming entrance hallway. The large lounge is a comfortable and well-proportioned reception room, with excellent natural light and ample space for a variety of seating arrangements. Its generous dimensions make it equally suitable for family life, entertaining and relaxing. A useful under-stairs cupboard, accessed from the lounge, provides valuable additional storage. At the rear of the house, the bright open-plan dining kitchen forms the natural heart of the home. The kitchen is fitted with an extensive range of contemporary units, integrated appliances and
generous work surfaces, while the dining area comfortably accommodates a full-sized family table. French doors and adjoining windows allow natural light to fill the room and create a seamless visual and physical connection with the garden, terrace and covered entertaining area. This arrangement makes the space equally suited to everyday family life and entertaining. A separate utility room provides additional workspace, storage and laundry facilities. The ground-floor WC is stylishly finished with elegant tiling and modern sanitaryware.
First Floor
A bright first-floor landing provides access to four well-proportioned bedrooms and the family bathroom, together with two useful storage cupboards providing excellent space for linen and general household items. The spacious principal bedroom enjoys a pleasant outlook and provides ample room for wardrobes, dressing furniture and additional storage. It is served by a luxurious en-suite shower room with contemporary tiling and modern sanitaryware. The remaining three bedrooms are all practical and versatile rooms, suitable for use as double bedrooms, children's rooms, guest accommodation or dedicated home-working space. The beautifully finished family bathroom includes a bath with glazed shower screen, WC and wash basin, complemented by elegant tiling and modern fittings. Together, the en suite and family bathroom provide two luxurious bathing spaces, while the additional ground-floor WC makes the layout particularly practical for families and guests.
Gardens and Outdoor Entertaining
The professionally landscaped gardens are among the property's most distinctive and impressive features. The rear garden benefits from excellent levels of sunlight throughout the year and has been designed to create an attractive balance between lawn, planting and outdoor entertaining space. A level lawn is framed by raised borders containing a variety of fruit trees, mature plants and climbers. Extensive paved terraces provide generous space for outdoor furniture, dining and entertaining. The pièce de résistance is the substantial bespoke solid-roof gazebo, which frames a large, level covered terrace immediately accessible from the kitchen. The gazebo incorporates:
* recessed ceiling downlights;
* external power sockets;
* an illuminated horizontal-slatted feature wall;
* attractive screening for privacy;
* built-in curtain rails, allowing curtains to be added for further shelter, privacy and year-round
enjoyment.
An outdoor kitchen area includes a granite worktop, sink, tap and extensive under-counter storage, providing the perfect foundation for outdoor cooking and entertaining. Sensor lighting to the rear elevation activates when stepping out from the kitchen, while additional gazebo and feature-wall lighting creates an atmospheric environment after dark. This is the perfect space in which to relax, entertain guests, host family gatherings or while away
an evening whatever the weather conditions.
Side Storage and Bin Store
A particularly practical and unusual feature is the substantial bespoke two-level storage structure built along and attached to the side elevation of the house. Its design makes highly effective use of the change in ground level:
* the upper storage level is accessed directly from the rear garden;
* the lower storage level is accessed from the front garden and sits behind the screened bin storage area.
This provides a significant amount of secure and conveniently separated space for bicycles, garden equipment, tools, seasonal items and general household storage. The discreet bin store keeps refuse and recycling containers screened from view, helping the frontage remain neat and uncluttered.
Frontage, Parking and Garage
The landscaped front garden features established planting and attractive borders, creating excellent kerb appeal. The driveway has been widened to provide side-by-side off-road parking for two vehicles. An EV charging point has also been installed. The larger-than-average integral single garage provides valuable additional parking, workshop or storage space. Access to the rear garden is available along both sides of the house.
Connectivity
Full-fibre broadband is available, making the property particularly well suited to home working, streaming and households with multiple connected devices. Mobile coverage is

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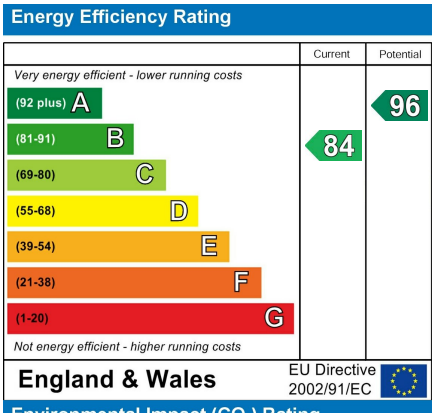
Floor Plan

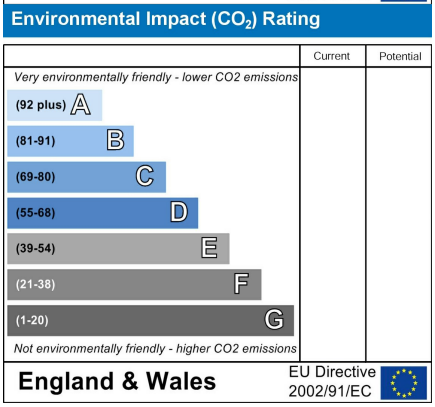


Area Map



Energy Efficiency Graph





Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

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