



8 Woodland Rise

Sheffield, S7 2AD

Asking Price £525,000



4



2



2



B

8 Woodland Rise



Description

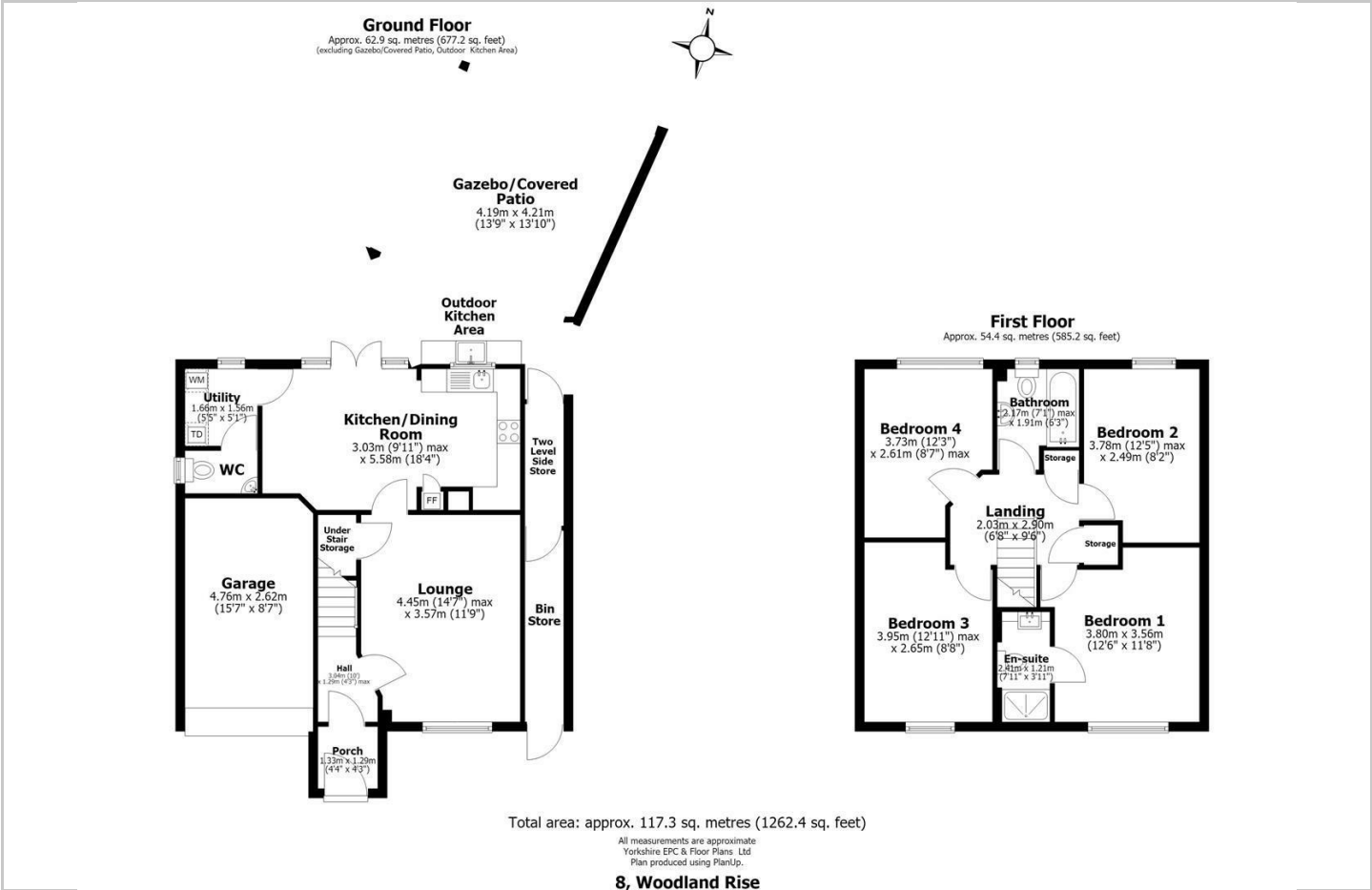
An exceptional and highly energy-efficient four-bedroom detached family home, enjoying a private and peaceful position on this highly regarded modern development. Built in 2019 and thoughtfully transformed by the current owner, the property combines generous, beautifully presented accommodation with an impressive specification that includes driveway parking for two cars, an EV charging point, a larger-than-average integral garage and an excellent EPC rating of B (84). The current owner has taken the efficiency of this modern home even further. Very good insulation, efficient double glazing and modern building standards combine with an air-source heat pump installed in 2024 to enhance the thermal performance of the property and help reduce monthly utility costs. A front porch was also added in 2022, providing a more welcoming and sheltered entrance while further improving comfort and energy retention. The professionally landscaped gardens are a defining feature of the home. Enjoying excellent levels of sunlight throughout the year, the rear garden incorporates a level lawn, raised borders,

- Very good insulation, efficient double glazing and heating via an air source heat pump all combine with modern building regs to produce an excellent EPC rating of B84 and reduce costly utility bills.
- Outstanding bespoke solid-roof gazebo with recessed lighting, external power, curtain rails and an illuminated slatted feature wall.
- Two luxurious bathrooms and a ground floor W.C all having elegant tiling framing the modern sanitaryware.
- Driveway providing off road parking for two cars, EV charging point and a larger than average single garage.
- Four double bedrooms.
- Open plan dining kitchen with French windows looking onto the garden.

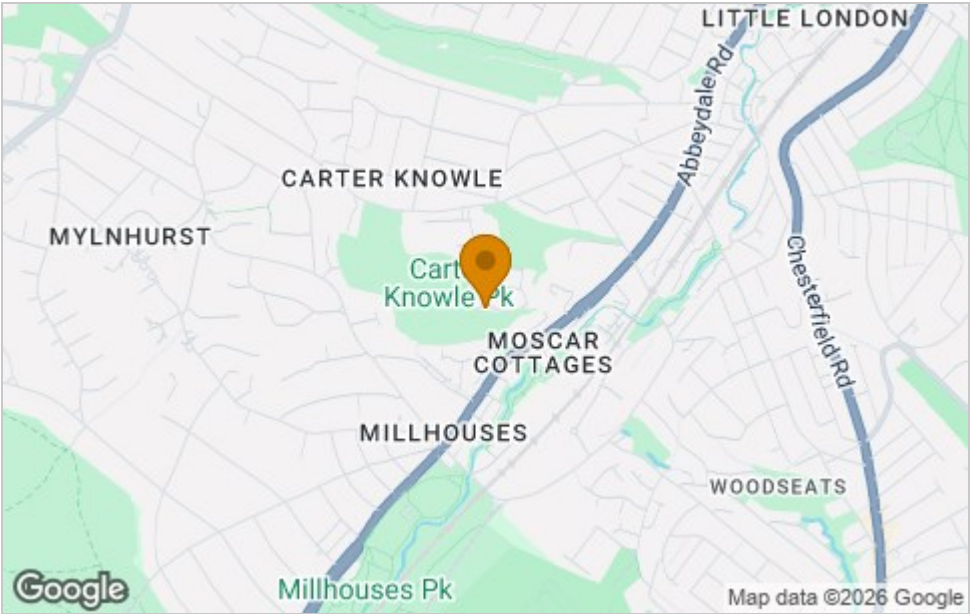




Floor Plan



Area Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

