



42a Marstone Crescent, Totley, Sheffield, South Yorkshire, S17 4DH

Saxton Mee

42a Marstone Crescent

Totley

Guide Price

£550,000

Guide Price £550,000–£575,000

A stunning four-bedroom double detached home occupying a highly sought-after position on Marstone Crescent in Totley. Beautifully presented throughout, the property offers spacious and versatile accommodation arranged over three floors, creating a wonderful family home in this desirable location.

The ground floor opens into a welcoming and spacious hallway with a downstairs WC. To the front is a beautiful circular bay-fronted living room, with a wood-burning stove creating a lovely focal point to the room. To the rear is a superb open-plan kitchen and dining space, featuring a central island and bi-fold doors opening directly onto the garden – a fantastic space for both everyday family life and entertaining. A really handy storage cupboard is located off the dining room. There is also direct access to the garage from the rear garden.

To the first floor are two generous double bedrooms, a further double bedroom /home office and a stunning family bathroom. The second floor provides a spacious and bright fourth double bedroom.

Outside, the property benefits from a driveway providing off-road parking and a lovely landscaped rear garden, with a patio seating area, attractive planted borders and access into the garage from the rear.

Marstone Crescent is ideally positioned for a range of local amenities, highly regarded schools and excellent transport links, while the beautiful surrounding countryside and Peak District are also within easy reach.

A fantastic opportunity to acquire a spacious and beautifully presented family home in one of Totley's most desirable residential locations.



- Stunning four double bedrooms detached family home
- Spacious accommodation arranged over three floors
- Bay-fronted living room and welcoming entrance hallway
- Open plan kitchen/diner with central island and bifold doors onto the garden
- Three double first floor bedrooms, stunning family bathroom
- Second floor - spacious and bright fourth double bedroom
- Driveway, single garage and lovely rear garden with patio seating area and flower borders
- Highly sought-after Totley location, close to local amenities, schools, transport links and the Peak District
- Viewings via our Banner Cross office







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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