



# 19, Petworth Drive

Sheffield, S11 9QU

## Description

Historically, properties on Petworth Drive have been highly sought after. They occupy larger plots compared to properties situated on the adjacent Whirlowdale Road and offer significantly more accommodation. This property is even better than the photos suggest! The current owners have converted the large loft space to create a further two double bedrooms. The property has also been extended to the rear by the previous owners, providing an impressive, open plan orangery, which is synchronous with modern day living. The kitchen, by Plain English Bespoke Kitchens is also part of the open plan area and flows beautifully through to dining areas in the orangery. Featuring high end fixtures and fittings including a Sub Zero fridge freezer and a Wolf range oven, in keeping with the general quality that can be found throughout. In addition to the palatial 4196 square footage of the house, there is a much larger than average south facing rear garden, incorporating a separate



- Large, beautifully presented and mature south facing garden, including a spacious garden cabin currently utilised as a gymnasium
- Single storey rear extension providing the wow factor and the perfect space to entertain and enjoy the views over the garden.
- Utility room and separate ground floor W.C
- Solar panels, modern gas central heating, cavity wall insulation and UPVC double glazing combine to provide an excellent EPC rating of C77.
- Seven bedrooms including six good doubles, three of which have fitted wardobes.
- Four reception areas including a dedicated home office.
- Off road parking for several cars, including a detached double garage,
- Four luxurious bathrooms including three ensembles. All having contemporary fixtures and fittings.
- Wide and welcoming reception hallway creating a great first impression to the property.
- Freehold and Council Tax Band G.



gymnasium, complementing the house perfectly. There is also a separate, spacious double garage.

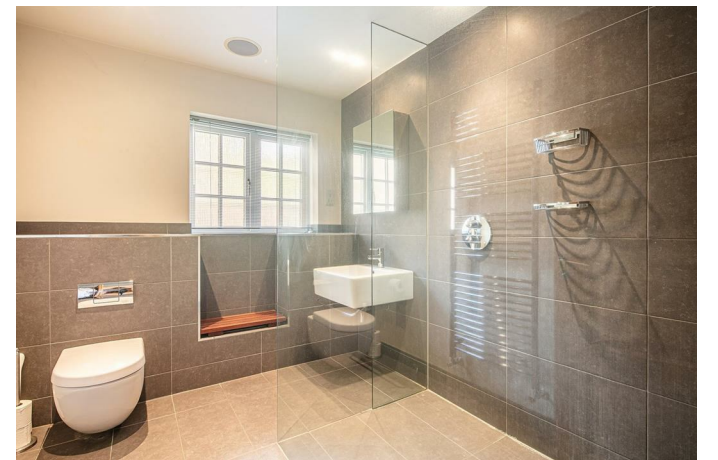
Location wise, Petworth Drive sits only four miles from Sheffield's vibrant city centre, whilst being on the boundary of The Peak District National Park, which is ideal for exploring all outdoor pursuits. The location is also a draw for families, with local schools being consistently graded as 'Outstanding' by Ofsted, and crime levels are particularly low in this area. The property offers everything a family could dream of; multiple bedrooms for out of town guests to visit, four downstairs reception rooms and garden gym, providing plenty of space for entertaining. All four bathrooms are beautifully appointed and complement the stunning, modern kitchen. This is a fantastic opportunity to obtain a large, seven bedroom home offering in excess of 4,000 square feet of accommodation.

#### Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.







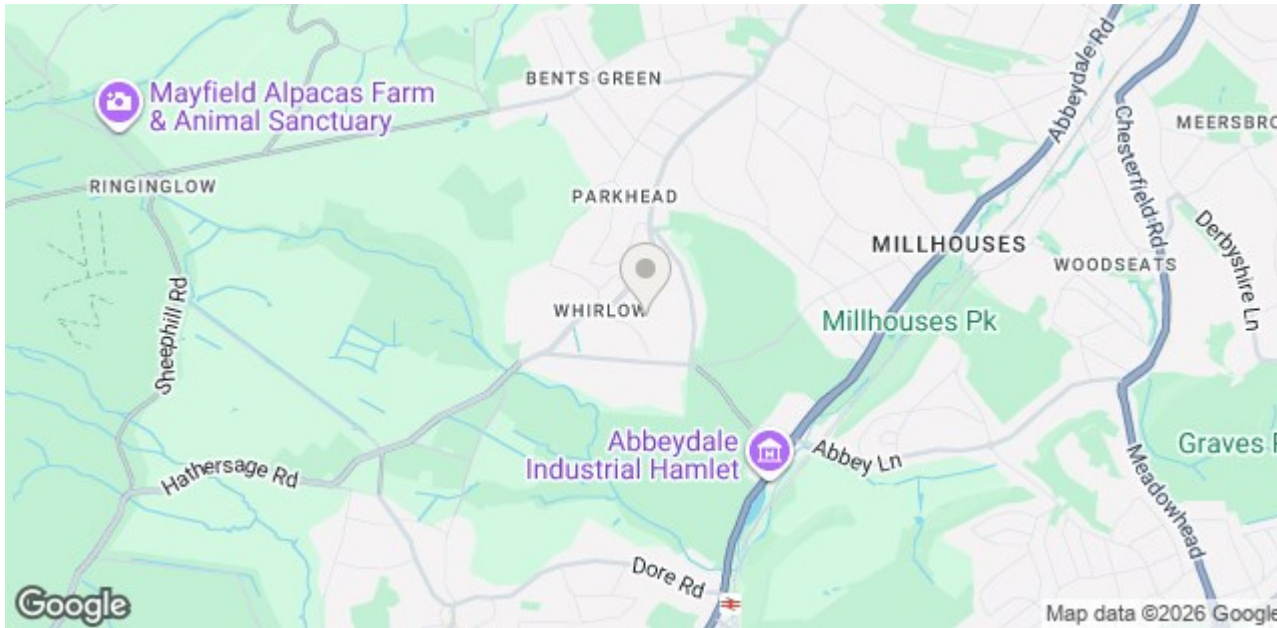


Total area: approx. 389.9 sq. metres (4196.4 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp

19 Petworth Drive

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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