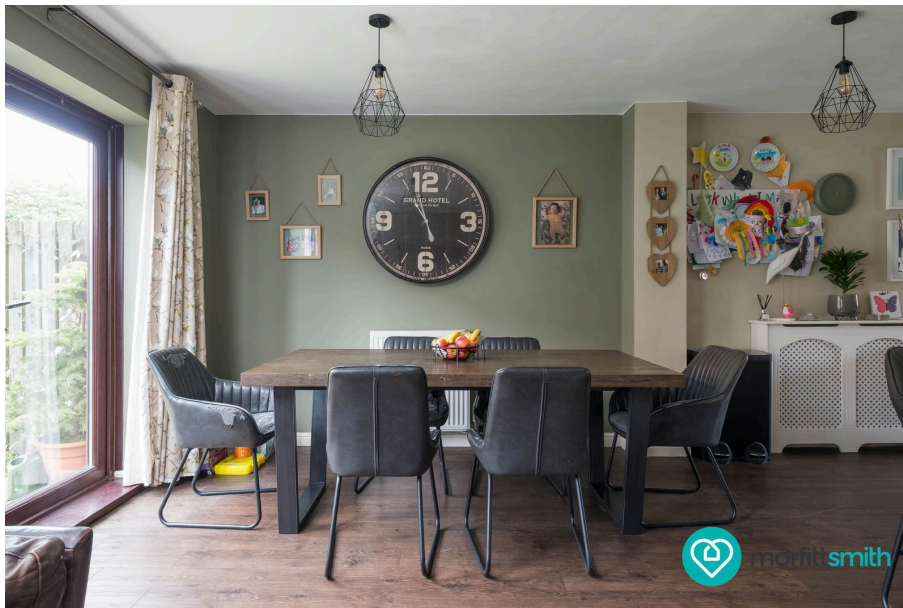




70a Green Oak Avenue, Totley, S17 4FZ

£350,000

🛏️ 4 🚿 2 🚺 2



Why You'll Love It

Tucked away in a quiet cul-de-sac, Green Oak Avenue blends modern family living with the calm and charm of Totley life. From the moment you step inside, it's clear this is a home designed for flexibility, comfort, and space to grow.

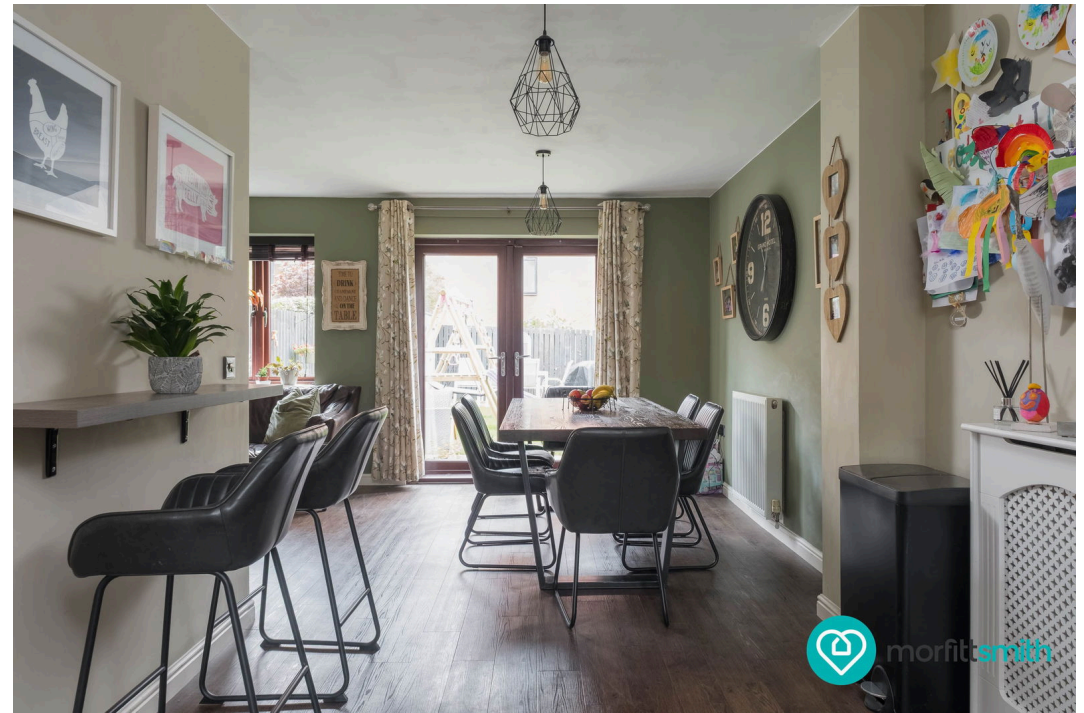
The welcoming entrance hall sets the tone, offering a practical downstairs W.C. and a useful storage cupboard, ideal for coats, shoes, and everyday essentials. Beyond this, the ground floor opens into a superb open-plan kitchen/diner/living area, the true heart of the home. This generous space is designed for modern family life, whether that's cooking and dining together, relaxing at the end of the day, or hosting guests. There's ample room to create distinct zones – perhaps a large kitchen-diner with a family snug, or an impressive open living area for entertaining. The flow and light of this level make it a wonderful social hub.

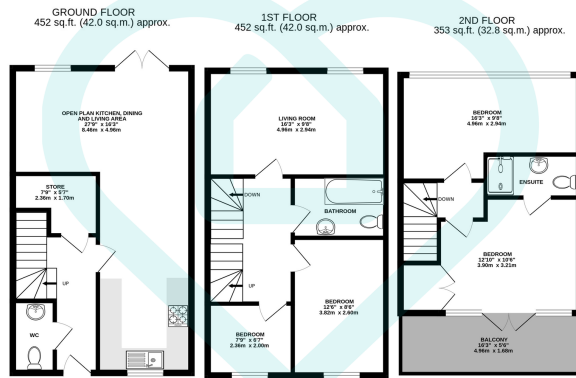
On the first floor, the layout is delightfully adaptable. The current owners use the rear room as an additional living space – an elegant lounge with excellent natural light. However, this could easily serve as a luxurious master suite, depending on your family's needs. Also on this level is a well-appointed family bathroom and two further bedrooms: one a comfortable double, and the other a single that would make an ideal nursery or home office.

The top floor completes this versatile home with two more stylish bedrooms. One enjoys the privacy and convenience of an en-suite shower room, while the other features striking windows that flood the space with natural light, perfect for a guest room, creative studio, or teenager's retreat.

Outside, the property offers off-road parking to the front and a lovely, enclosed garden to the rear, a secure and private space ideal for children to play or for relaxing in the warmer months.

Every detail of this home has been thoughtfully considered to accommodate modern lifestyles. With its adaptable rooms and generous proportions, Green Oak Avenue is a home that can grow and evolve with your family.



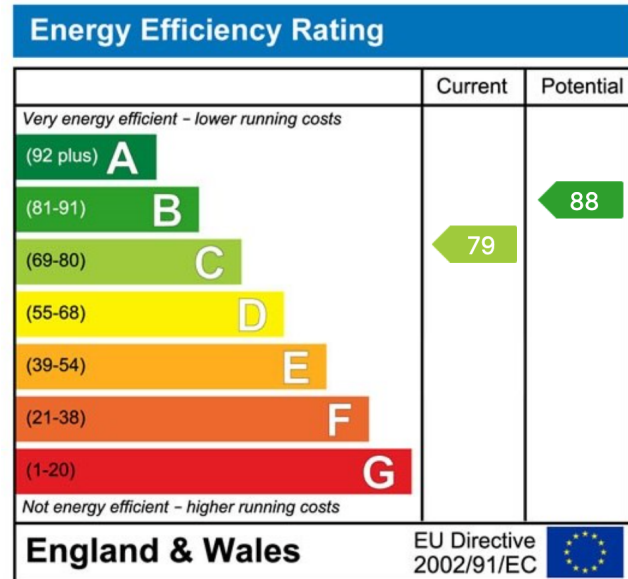


TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Fabulous Family Home
- Four/Five Bedrooms
- Well Presented Throughout
- Surrounded By Green Space and Close To The Peak District
- Great Transport Links Into Sheffield and Surrounding Areas
- Adaptable Layouts To Suit Every Family
- Open Plan Kitchen/Diner
- Two Bathrooms and Downstairs W.c
- Good School Catchments
- Off Road Parking



Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84
 Company Reg Number: 08610489
 Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building
 67 Middlewood Road
 Hillsborough
 Sheffield
 S6 4GX

Get in touch - arrange an appointment

- 0114 232 1764
- sales@morfittsmith.co.uk
- lettings@morfittsmith.co.uk
- newhomes@morfittsmith.co.uk
- www.morfittsmith.co.uk

- @MorfittSmith
- @MorfittSmith
- MorfittSmith Estate & Letting Agent