







## 46 Oakhill Road

Nether Edge • Sheffield • S7 1SH

Offers in the Region Of £595,000

This attractive stone built Victorian detached family home has been thoughtfully restored, blending original features with generous and versatile living space suited to modern family life. Located in the highly sought after area of Nether Edge, the property offers a superb balance of character and practicality. Combining space, style and a prime location, this is an excellent opportunity for families seeking a long term home, further benefiting from being freehold and available with no onward chain. A welcoming entrance hallway sets the tone, showcasing period detail and providing access to a useful cellar. The cellar has been adapted to include a practical utility and laundry area with sink, along with separate storage, ideal for everyday family needs. To the front, the main reception room is a warm and inviting space, featuring carved oak panelling, decorative coving, a brick fireplace and a bay window that fills the room with natural light. To the rear, the kitchen enjoys pleasant views over the garden and direct access outside. It is fitted with stylish two tone gloss units, tiled splashbacks and an integrated Zanussi oven with electric hob, with additional space for further appliances. Folding doors open into the adjoining dining area, creating a sociable layout ideal for both everyday living and entertaining. This room also benefits from a feature fireplace and a box bay window with wooden sash frames overlooking the garden. The first floor provides well proportioned accommodation. A rear facing single bedroom with fitted units enjoys a peaceful outlook, while a rear double bedroom features wooden flooring and an ornamental cast iron fireplace. A further front facing double bedroom, currently used as a study, includes built in shelving and another feature fireplace. The family bathroom is fitted with a three piece white suite, including a shower over the bath and partial tiling. The second floor offers a particularly spacious and versatile room, ideal as a principal bedroom suite. This bright space benefits from dual aspects, neutral décor and an en suite with shower, WC and wash basin, neatly positioned behind folding doors. Externally, the property continues to impress. A driveway provides off road parking and leads to a detached garage. To the rear is a substantial and well established garden, perfect for families, with a combination of lawn, mature planting, winding pathways and multiple seating areas, offering an excellent space for both relaxation and outdoor activities. Situated within a vibrant and well established community, Nether Edge is well known for its independent shops, cafés, green spaces and strong local atmosphere, with regular events throughout the year. The property is also conveniently placed for access to Sheffield city centre and surrounding transport links.





- Victorian Detached Family Home
- 4 Bedrooms & Family Bathroom
- Original Features & Carved Oak Panelling
- Light & Airy Modern Kitchen
- Spacious Flexile Accommodation
- Beautiful Established Garden
- Sought After Location in Nether Edge S7
- Driveway & Detached Garage
- Freehold & No Chain
- Council Tax Band D, EPC Rating TBC



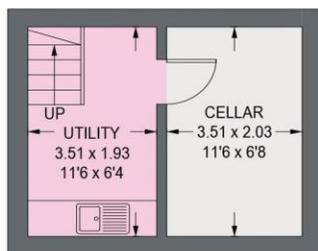
# 46 OAKHILL ROAD

APPROXIMATE GROSS INTERNAL AREA = 133.6 SQ M / 1438 SQ FT

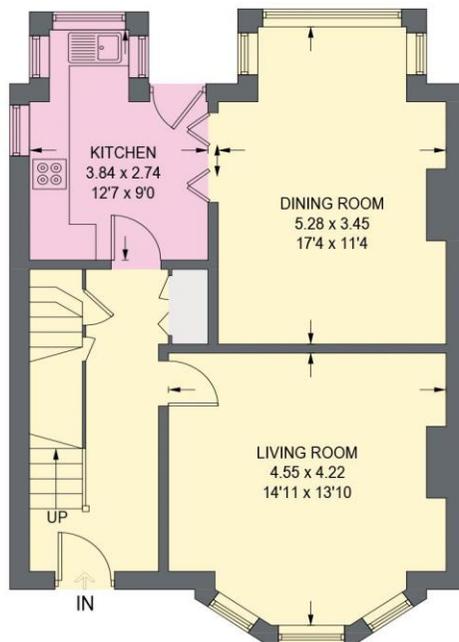
CELLAR = 14.5 SQ M / 156 SQ FT

TOTAL = 148.1 SQ M / 1594 SQ FT

(EXCLUDING GARAGE)



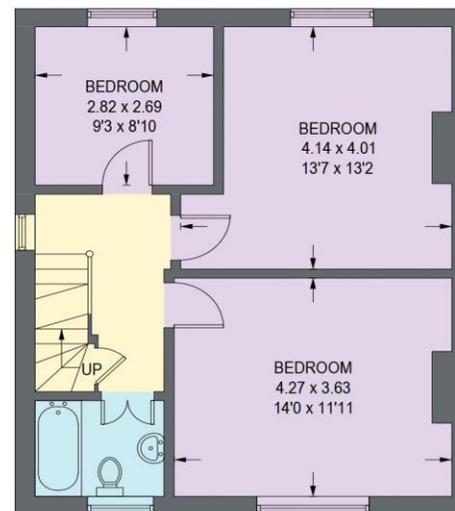
**CELLAR**  
14.5 SQ M / 156 SQ FT



**GROUND FLOOR**  
56.1 SQ M / 604 SQ FT



**SECOND FLOOR**  
28.1 SQ M / 302 SQ FT



**FIRST FLOOR**  
49.4 SQ M / 532 SQ FT

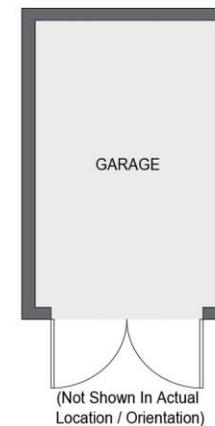


Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(IDMRP2025)



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