71 Woodstock Road, Nether Edge, Sheffield, S7 1HA

Saxton Mee

71 Woodstock Road

Nether Edge

Guide Price

£325,000

Guide Price £325,000-£350,000

An extended period villa offering generous and beautifully presented accommodation arranged over three floors. Thought to be one of the largest homes on the street, this striking property blends contemporary upgrades with the elegance of its original features, resulting in a home perfectly suited to modern family life.

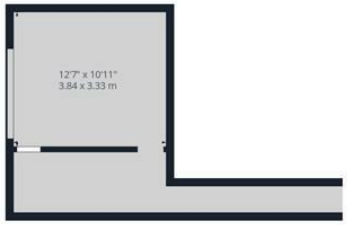
The layout includes five bedrooms, four excellent doubles plus a further single room that lends itself ideally to use as a home office, bedroom or dressing room. The spacious sitting room is an impressive space with a charming bay window and ornate coving accentuating the tall ceilings. A separate dining room offers great flexibility, whether as a formal dining space, playroom or additional living area.

At the heart of the home sits a large breakfast kitchen, fitted with an extensive range of cabinetry topped with sleek black granite worksurfaces and benefitting from integrated appliances. There are two bathrooms, including a ground floor wet room and a stunning first-floor family bathroom finished with luxurious Travertine tiling.

The accommodation is approached via an inviting reception hallway, and to the rear is a wonderfully low-maintenance, south-facing courtyard garden.

Situated in the ever-popular Nether Edge, the home is moments from highly regarded schools, excellent transport links and a superb range of local amenities. The vibrant mix of independent cafés, restaurants and bars along Abbeydale Road has created a lively community atmosphere, making this an outstanding location for a wide variety of buyers.

- Extended period villa arranged over three floors
- Five bedrooms including four doubles and a versatile single room
- Spacious sitting room with bay window and decorative coving
- Flexible dining room suitable for multiple uses
- Large breakfast kitchen with granite worksurfaces and integrated appliances
- Two bathrooms including a ground floor wet room and luxury Travertine-tiled family bathroom
- Low-maintenance, south-facing courtyard garden
- Popular Nether Edge location close to amenities, transport links and well-regarded schools
- Leasehold 500 years from 25 March 1894
- Call Saxton Mee Banner Cross to arrange your viewing



Floor -1

Ground Floor

Floor 1

Floor 2

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Approximate total area(1)

1614 ft²

150 m²

Reduced headroom

35 ft²

3.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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