



32 Folkwood Grove, Bents Green, Sheffield, S11 7TF

Saxton Mee

32 Folkwood Grove

Bents Green

Guide Price

£375,000

£375,000-£385,000

An Immaculately Presented Three-Bedroom First Floor Apartment – No Onward Chain

Forming part of this highly regarded purpose-built development on the edge of beautiful open countryside, this exceptionally well-finished and generously proportioned three-bedroom first floor apartment offers the perfect blend of peaceful surroundings and convenient access to local amenities at Bents Green. Enjoying attractive views over open playing fields to the rear, the property must be viewed internally to fully appreciate the size, layout and quality of accommodation on offer.

Accessed via a communal entrance hallway with staircase rising to the first floor, a private entrance door opens into a spacious reception hallway featuring fitted storage cupboards, wall-mounted burglar alarm control panel and telephone intercom system.

The newly fitted kitchen is beautifully appointed with a range of contemporary gloss white wall and base units, complemented by granite work surfaces and integrated appliances including dishwasher and washing machine.

An open-plan living and dining space provides a wonderful area for both relaxing and entertaining. The bay-windowed sitting area floods the room with natural light, while the well-proportioned dining area offers ample space for a dining table.

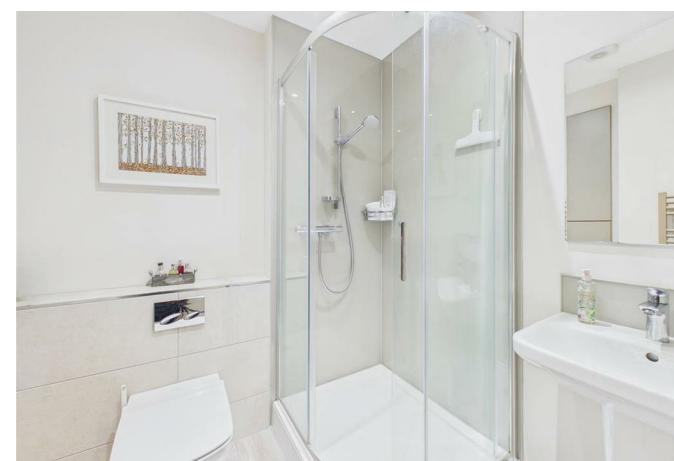
The master bedroom benefits from a pleasant rear-facing aspect over playing fields, newly fitted wardrobes offering excellent storage and a modern ensuite shower room. There is a further generous double bedroom, a well-sized single bedroom and a newly fitted bathroom suite with separate shower cubicle.

Externally, the property stands within well-maintained communal grounds and benefits from an allocated off-road parking space, a garage and the added advantage of an EV charger.

Ideally positioned for easy access to local shops, cafés and bus routes at Bents Green, the property also enjoys immediate proximity to countryside walks on the edge of the Peak District National Park.

- Spacious three-bedroom first floor apartment
- Immaculately presented and exceptionally well finished throughout
- Superb open-plan living and dining space with bay window
- Newly fitted contemporary kitchen with integrated appliances
- Attractive views over playing fields and open countryside to the rear
- Master bedroom with fitted wardrobes and modern ensuite shower room
- Highly regarded purpose built development
- Allocated parking space, garage and EV charging point
- Prime location at Bents Green, close to local amenities and countryside walks on the edge of the Peak District National Park
- Leasehold 125 years from 25 December 2002







Saxton Mee

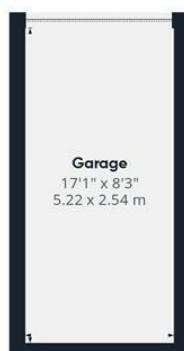
Approximate total area⁽¹⁾

1077 ft²
100.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Ground Floor Building 2

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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

Saxton Mee