



1 Birchitt Close, Sheffield, S17 4QJ



1 Birchitt Close

£695,000

A superb opportunity to acquire this beautifully proportioned four double bedroomed detached house, built in 1959 and having been in the same family since 1973, which is exceptionally well located standing on a large corner plot in this highly regarded residential area.

Complemented by a large most appealing private south facing rear garden, the property is situated on the rural fringe of the city yet is close to a comprehensive range of amenities including Sainsbury's Local, train station (Dore & Totley), golf clubs, and reputable schooling. Having considerable potential, the house has been well maintained and offers gas fired central heating and double glazing and briefly comprises: entrance porch, reception hall with cloaks and most useful understairs store cupboard, considerably extended bay windowed 'L' shaped living room, dining room which opens through to the sun room, fitted kitchen, good size utility with personnel door to the garage, garden room and downstairs cloakroom/WC which opens off the main hallway. First floor landing, master bedroom three further double bedrooms and family bathroom.

Broad block paved driveway leads in providing ample off road parking for several cars, double garage. Beautiful well established private south facing rear garden with lawns and patio.



- Beautifully proportioned four double bedroomed detached family home
- Large well established south facing rear garden
- Double garage and ample parking
- Well maintained and extended to provide over 2000 sq ft of accommodation
- Well regarded residential area
- Close to a range of local amenities including train station and reputable schooling
- Gas central heating and double glazing
- EPC: D
- Tenure: Freehold
- Council Tax Band: F





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