EADON LOCKWOOD & RIDDLE
ESTD 1840

8, Sandbeck Place, Sheffield, S11 8XP

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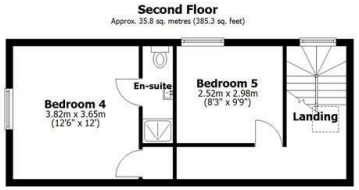
Description

One of the jewels in Sharrowvales crown! A property that actually must be viewed internally to be fully appreciated and one that will be sure to impress even the most sceptical of buyers. The developer has literally transformed this property into a quite stunning home while retaining many of the original features, that are quite rightly protected by a conservation order, that maintains this areas period charm. Having over 2196 square feet of beautifully styled and impeccably finished accommodation, over three floors, and offering a feeling of luxury throughout. The property also benefits from a really desirable location in what is unquestionably one of the Steel Cities most fashionable of locations. Sharrowvale offers its residents a host of amenities and caters to all tastes, with its eclectic range of cafes, restaurants and bistros rubbing shoulders with trendy bars, boutiques and artist studios. The location is also great for families, with highly regarded schooling and easy access to park facilities, alongside walks along the river or finding a sense of calm in the nearby, and renowned, Botanical Gardens. This gorgeous home features underfloor heating throughout the expansive ground floor and modern fixtures and fittings throughout. There is even a gated entrance which provides secure off road parking and security to the courtyard style garden that is set between the large living room and open plan kitchen. The five bedrooms offer flexibility in the way they can be used, with plenty of room for home offices if required, and include a luxurious principal suite with exposed beams and a Juliette style balcony. This is very much a one off home in this exclusive enclave and an early viewing is very much advised.

- Large, open plan dining kitchen with designer Italian kitchen featuring Dekton work surfaces and bifold doors to the courtyard.
- Renovated to a very high standard with high ceilings and quality fixtures and fittings throughout.
- Five bedrooms including a stunning principal which has exposed beams and a Juliette style balcony.
- Three luxurious bathrooms (two ensuites) with elegant tiling framing the modern suites.
- Wide and welcoming reception hall providing a great first impression to this lovely home.
- Superb living room overlooking the courtyard and having a south facing aspect.
- Utility room/W.C and deep storage room/A/C.
- Gated off street parking for up to two cars and a cute courtyard garden set between the principal rooms on the ground floor.
- No onward chain. freehold and Council Tax Band B.
- Gas central heating (underfloor heating, below the designer Karndean flooring, throughout the ground floor) and modern double glazing combine to provide an efficient EPC rating of C69.



Total area: approx. 204.1 sq. metres (2196.8 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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