

## Marketing Preview



**3 Grizedale Avenue, Sothall, Sheffield, S20 2DL**

**£315,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 1**





A unique opportunity to acquire this deceptively spacious detached family home, offering four double bedrooms, including a master bedroom with en-suite. The property provides well-balanced and versatile accommodation throughout. The ground floor boasts a formal dining room, perfect for entertaining, alongside a bright and airy conservatory that enjoys views over the beautifully landscaped garden. Externally, the property benefits from off-road parking and a garage, while the attractive rear garden has been thoughtfully designed for ease of maintenance and enjoyment. Occupying a quiet position on a sought-after estate within a popular residential area, the home is conveniently located close to a range of local amenities, including Crystal Peaks Shopping Centre, Drakehouse Retail Park, and the nearby tram stop, offering excellent transport links. Well-regarded schools are also within easy reach, making this an ideal choice for families.

- COUNCIL TAX BAND - D
- GAS CENTRAL HEATING - COMBI BOILER
- FULLY UPVC DOUBLE GLAZED

FOR ROOM MEASUREMENTS, PLEASE SEE FLOORPLAN

## SUMMARY

A unique opportunity to acquire this deceptively spacious detached family home, offering four double bedrooms, including a master bedroom with en-suite. The property provides well-balanced and versatile accommodation throughout. The ground floor boasts a formal dining room, perfect for entertaining, alongside a bright and airy conservatory that enjoys views over the beautifully landscaped garden. Externally, the property benefits from off-road parking and a garage, while the attractive rear garden has been thoughtfully designed for ease of maintenance and enjoyment. Occupying a quiet position on a sought-after estate within a popular residential area, the home is conveniently located close to a range of local amenities, including Crystal Peaks Shopping Centre, Drakehouse Retail Park, and the nearby tram stop, offering excellent transport links. Well-regarded schools are also within easy reach, making this an ideal choice for families.

Entrance is via a welcoming hallway, with stairs rising to the first floor. A door leads through to the lounge, a bright and comfortable space featuring a walk-in bay window to the front aspect. From here, access is provided to the formal dining room, ideal for entertaining.

The dining room flows seamlessly into a spacious conservatory, offering a light-filled additional living area with views over the rear garden. It also connects to the modern kitchen, which is fitted with a range of wall and base units, providing ample storage and workspace. Both the conservatory and kitchen benefit from direct access to the rear garden.

Stairs rise to the first floor landing, from which doors lead to all four well-proportioned double bedrooms, along with the family bathroom, providing comfortable and practical living accommodation.

To the front of the property is a brick-paved driveway providing off-road parking and access to the garage. A secure gated side path leads through to the rear garden.

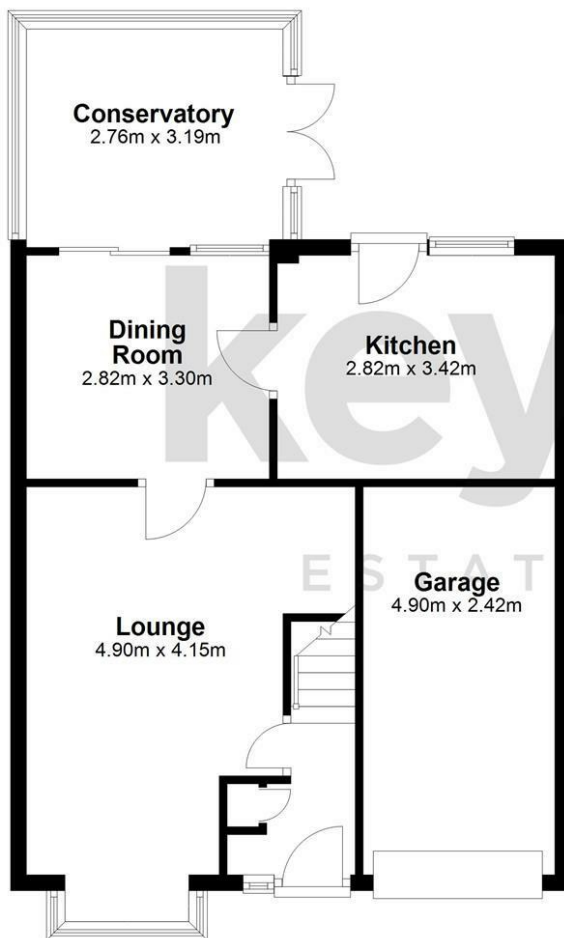
The rear garden has been thoughtfully arranged to offer a low-maintenance outdoor space, featuring a patio area, alongside an artificial lawn. There is also a useful garden shed, with mature shrubbery, hedging, and fencing to the boundaries, creating a pleasant and private setting.

## PROPERTY DETAILS

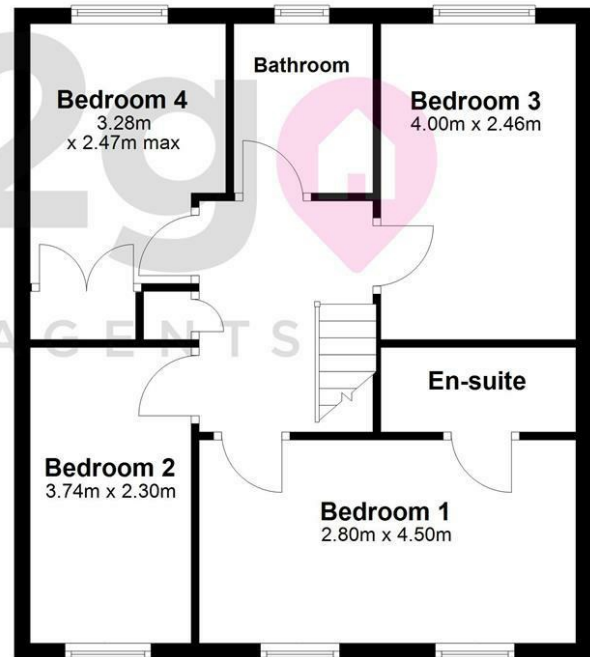
- FREEHOLD
- SHEFFIELD CITY COUNCIL



## Ground Floor



## First Floor



## Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 71                                                                                                          | 77        |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



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