Saxton Mee







Kirk Edge Road Worrall Sheffield S35 0AE
Price Guide £650,000

St Luke's Sheffield's Hospice

Kirk Edge Road

Sheffield S35 0AE

Price Guide £650,000



GUIDE PRICE £650,000 - £695,000 ** FREEHOLD** A STUNNING THREE DOUBLE BEDROOM STONE-BUILT BARN CONVERSION, LARGE DOUBLE GARAGE , discreetly positioned off a private drive in the highly sought-after residential area of Worrall. Offering an abundance of character and generously proportioned accommodation, this impressive home combines traditional charm with contemporary living and enjoys attractive views.

The property benefits from an EV charging point, uPVC double glazing, gas central heating throughout, with underfloor heating to the ground floor. Further enhancing its appeal are solar panels, currently generating an income of approximately £1,700 per annum.

The accommodation briefly comprises: an entrance porch with useful storage, opening into an impressive entrance hall featuring a striking glass balustrade and stunning atrium. There is also a downstairs WC and a superb open-plan lounge, dining area and kitchen, creating a spacious and sociable heart to the home.

To the first floor is a spacious landing providing access to three well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite facilities, while a stylish modern family bathroom serves the remaining bedrooms.

An integral, larger-than-average double garage benefits from heating and lighting and incorporates a practical utility area.

The property also enjoys attractive views and a pleasant setting, further adding to the appeal of this distinctive home.

Situated within the ever-popular residential area of Worrall, the property is conveniently placed for a range of local amenities, reputable local schools and regular public transport links.

A unique and characterful family home offering spacious accommodation, excellent parking and garaging in a desirable village setting. Viewing is highly recommended to fully appreciate the size, character and setting of this impressive barn conversion.

- STUNNING STONE-BUILT BARN CONVERSION
- THREE GENEROUS DOUBLE BEDROOMS
- SOUGHT-AFTER WORRALL LOCATION
- IMPRESSIVE ENTRANCE HALL WITH ATRIUM
- SPACIOUS OPEN-PLAN LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM WITH EN-SUITE
- LARGER-THAN-AVERAGE DOUBLE GARAGE

















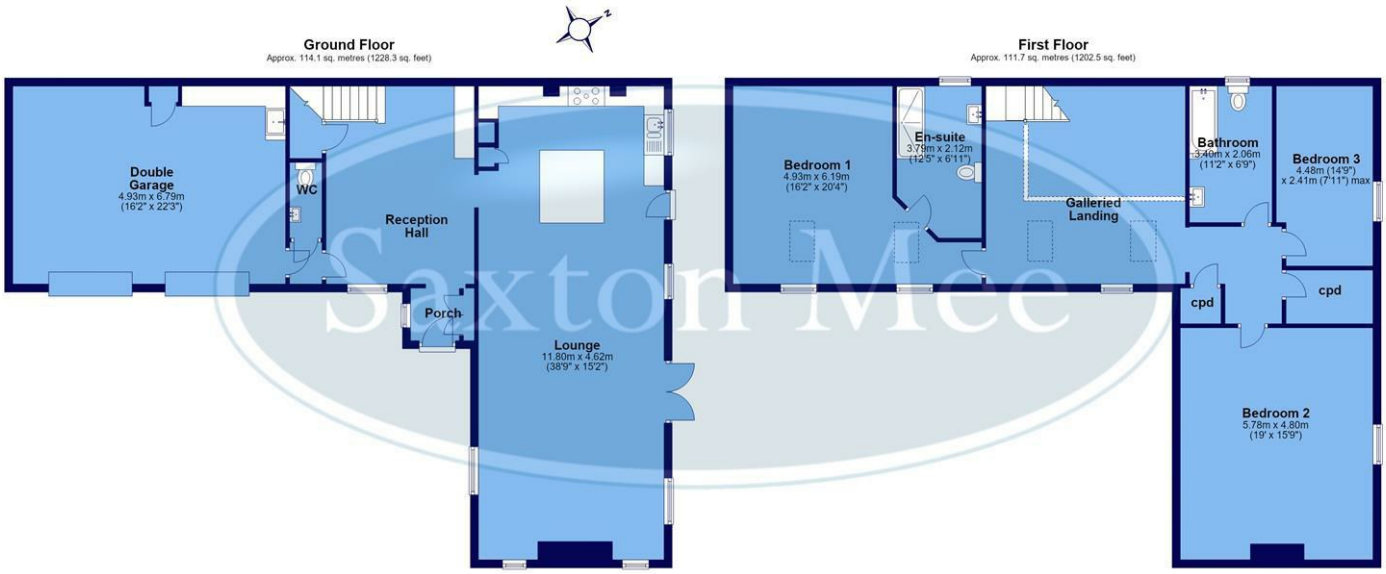
OUTSIDE
The property is enclosed by attractive stone walling, with established garden and patio areas wrapping around the barn and providing excellent spaces for outdoor entertaining and relaxation. Gated access opens onto a substantial off-road parking area, which in turn leads to the double garage.

LOCATION
Worrall is a highly regarded village on the north-western edge of Sheffield, offering a wonderful balance of countryside living and convenient access to the city. Surrounded by attractive rural scenery and close to the Peak District, the area is ideal for those who enjoy walking, cycling and the outdoors. The village has a welcoming community feel, with local amenities, traditional pubs and well-regarded schools nearby. Hillsborough and Sheffield city centre are within easy reach, while excellent road links make Worrall a practical choice for commuters.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band F.
Prospective purchasers are advised that the owner of this property is also an owner of the estate agency business marketing the property. This personal interest is declared in accordance with the Estate Agents Act 1979.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

Saxton Mee

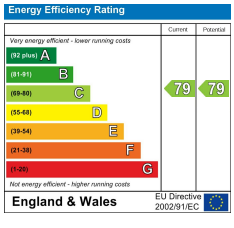


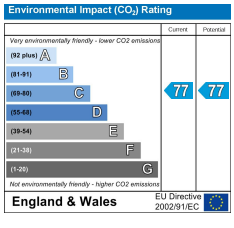
Total area: approx. 225.8 sq. metres (2430.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

www.saxtonmee.co.uk





OnTheMarket.com

St Luke's Sheffield's Hospice