



Sandygate Grange Drive Sandygate Sheffield S10 5NW
Guide Price £540,000

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GUIDE PRICE £540,000-£550,000** CHAIN FREE ** EXCELLENT SCHOOL CATCHMENT ** Situated within a quiet cul-de-sac in this highly sought-after location of south-west Sheffield, this spacious four/five-bedroom detached family home is offered to the market with no onward chain.

The property provides well-proportioned and versatile accommodation arranged over two floors, including two bathrooms, a downstairs WC and a flexible ground-floor room, which could be utilised as a fifth bedroom, home office or additional reception room. Further benefits include a driveway providing off-road parking and an enclosed rear garden.

A small entrance lobby opens into the impressive through lounge/dining room, featuring twin front-facing windows, decorative dado rail and ceiling coving. A particular focal point of the room is the attractive period-style fireplace, complete with marble back and hearth and inset gas fire.

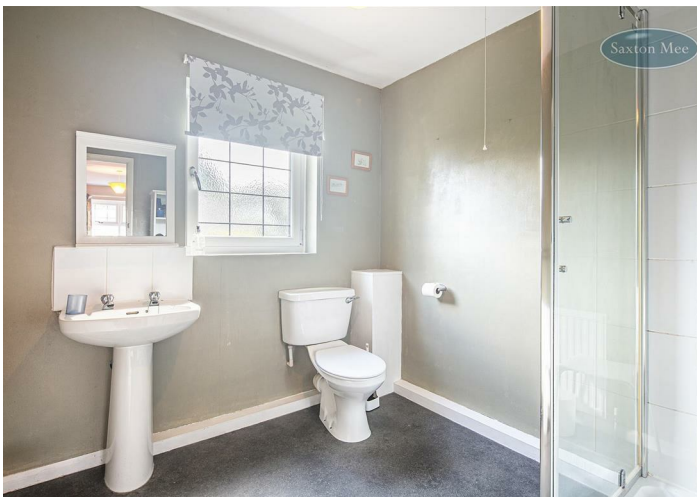
The spacious garden room enjoys excellent natural light and provides direct access to the rear garden, creating a versatile additional living space.

The well-proportioned kitchen is fitted with a comprehensive range of units, complemented by a double electric oven and gas hob. The kitchen provides access to the downstairs WC and a versatile additional room, currently suitable for use as a fifth bedroom, study or further reception room.

The first floor provides four bedrooms together with the family bathroom. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, incorporating a WC and wash basin. Double bedroom two is positioned to the rear of the property and also benefits from fitted wardrobes. Double bedroom three features twin front-facing windows and fitted wardrobes, while bedroom four is positioned to the front aspect. Completing the first floor is the generously proportioned family bathroom, fitted with a bath, WC, wash basin and bidet.

- CHAIN FREE PROPERTY
- DETACHED FAMILY HOME
- FOUR/FIVE BEDROOMS
- TWO BATH/SHOWER ROOMS
- VERSATILE ROOM ON GROUND FLOOR
- SPACIOUS KITCHEN
- POTENTIAL TO UPDATE/IMPROVE
- GROUND FLOOR WC
- SUPERB AMENITIES
- SOUGHT AFTER LOCATION





OUTSIDE

To the front, the property benefits from a low-maintenance garden and a private driveway providing convenient off-road parking. To the rear is an enclosed, east-facing garden, featuring a lawned area, a paved patio and well-established planted borders, providing an attractive and private outdoor space.

LOCATION

Sandygate Grange Drive is a quiet cul-de-sac positioned just off Sandygate Road. The location is very popular with families, as it sits in the catchment area for excellent schools and has the C.D.Y.S.T sports hall and playing fields that also has a playground. The 51 bus route runs frequently to the city centre while there is also easy access to the main city hospitals, universities, and the glorious Peak District.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band F.

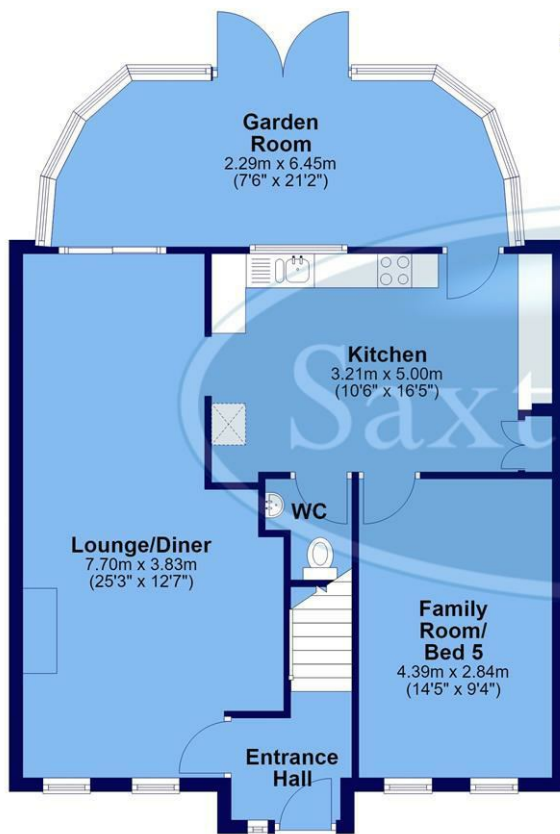
VALUER

Chris Spooner MNAEA

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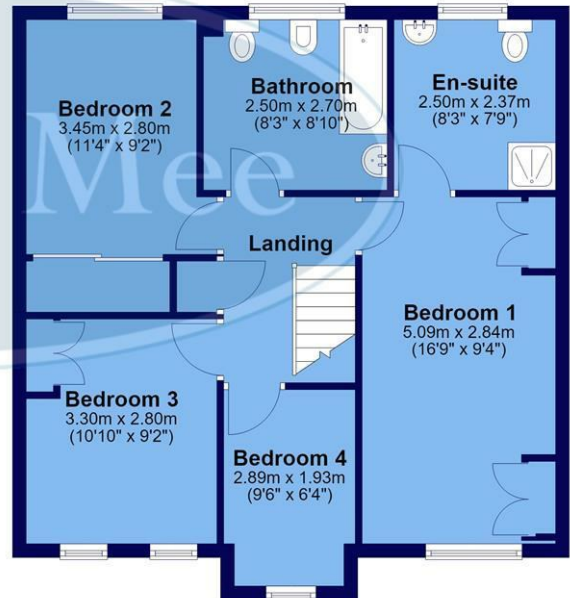
Ground Floor

Approx. 76.5 sq. metres (822.9 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.8 sq. feet)



Total area: approx. 137.3 sq. metres (1477.8 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		71	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	73
EU Directive 2002/91/EC			