



33 Roberts Grove, Aston, Sheffield, S26 2DJ

Saxton Mee

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Aston

Price Guide

£375,000

Guide £375,000 - £390,000

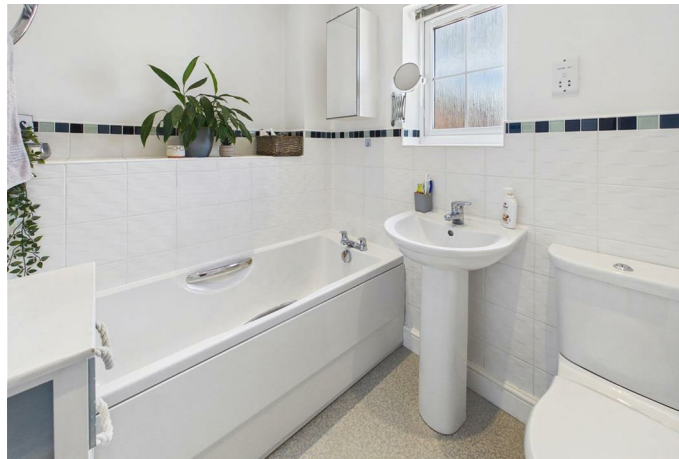
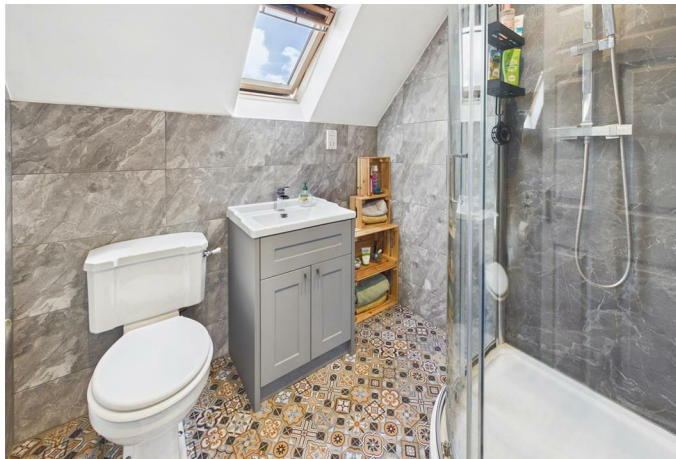
Stylishly extended, this quite superb five bedroomed detached home is enviably located tucked away towards the head of a small cul-de-sac of similar mews style properties within this increasingly sought after residential locality well placed for a host of local amenities along with ease of access to the motorway network and nearby cities.

Extending to 1313 sq ft over three floors the property is equally ideal for a family or couple offering highly flexible and versatile accommodation as two of the bedrooms are currently utilised as a snug/TV room and the other as an office. When the property was extended in 2021 a new Wren kitchen and new built in appliances were installed along with a new gas fired central heating boiler with an unvented pressurised hot water system (which is preferred for this type and size of property). The accommodation briefly comprises: reception hall, downstairs cloakroom/WC, impressive living/dining kitchen with is a superb open plan modern day family living area enjoying excellent natural light from the bi-fold doors which open at the rear to the garden. Kitchen area is well equipped with an extensive range of units and breakfasting peninsular. There is also a most useful deep understairs store cupboard. First floor landing with three bedrooms (one of which is presently used as a home office), family bathroom. Second floor landing with master bedroom having a walk in store cupboard, further double bedroom and excellent attractively refurbished shower room.

Outside: tarmac drive leads in providing off road parking with there being an EV charger, attached good size garage with rear personnel door. Appealing level enclosed private rear garden with lawn, patio and sleepered beds. The garden itself backs onto Lodge Lane Park recreation ground.



- Five bedrooms and two bathrooms
- Considerably extended in 2021
- Small mews style cul-de-sac
- New Wren kitchen with built in appliances (installed in 2021)
- New preferred un-vented pressurised boiler
- Flexible and versatile accommodation
- Off road parking and attached good size garage
- EPC: C
- Council tax band: D
- Tenure: Freehold





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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