
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
28, Totley Hall Drive, Sheffield, S17 4BB

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Description

A stone built detached property, constructed in 2001 and being situated on a generous corner plot that includes wonderful gardens to the front, side and rear. The property enjoys a great location within this very popular neighbourhood, backing onto the church field and on the edge of Totley Hall Park which acts as the gateway to the picturesque, Gillfield Woods. It is also conveniently placed for accessing the two outstanding primary schools that make Totley such a firm favourite with the family market. This detached property has well presented accommodation over two floors and offers huge potential for extending to the side, rear, into the loft or even at the front, to join onto the detached, double garage if the necessary consent were acquired. The current owners have kept the property very well with modern fixtures and fittings in all the right places. The S17 postcode offers so much for its residents. There are a number of sporting facilities including two golf courses, a driving range and tennis, rugby, Padel and football clubs making it an ideal place to live for sports enthusiasts. There are also a number of award winning restaurants, pubs and cafes to enjoy in your downtime and some of the best public transport links on the south side of the city including train and bus services into town, The Peaks and Manchester.

- Four bedrooms (three with built in wardrobes) including a super principal suite.
- Modern dining kitchen with space for a breakfast table.
- Separate dining room with French windows to the garden.
- Living room with feature fireplace and doors that open into the dining room.
- Sitting room that is used as a snug and provides the versatility to be utilised however you may wish.
- Two modern bathrooms (one ensuite) with elegant tiling framing the suites.
- Entrance hall, utility room and ground floor W.C.
- Excellent off road parking with a generous drive for four cars and a detached double garage.
- Lovely and generous gardens to the front, side and rear.
- Modern building regs, double glaxing and central heating combine to produce an EPC rating of C75.





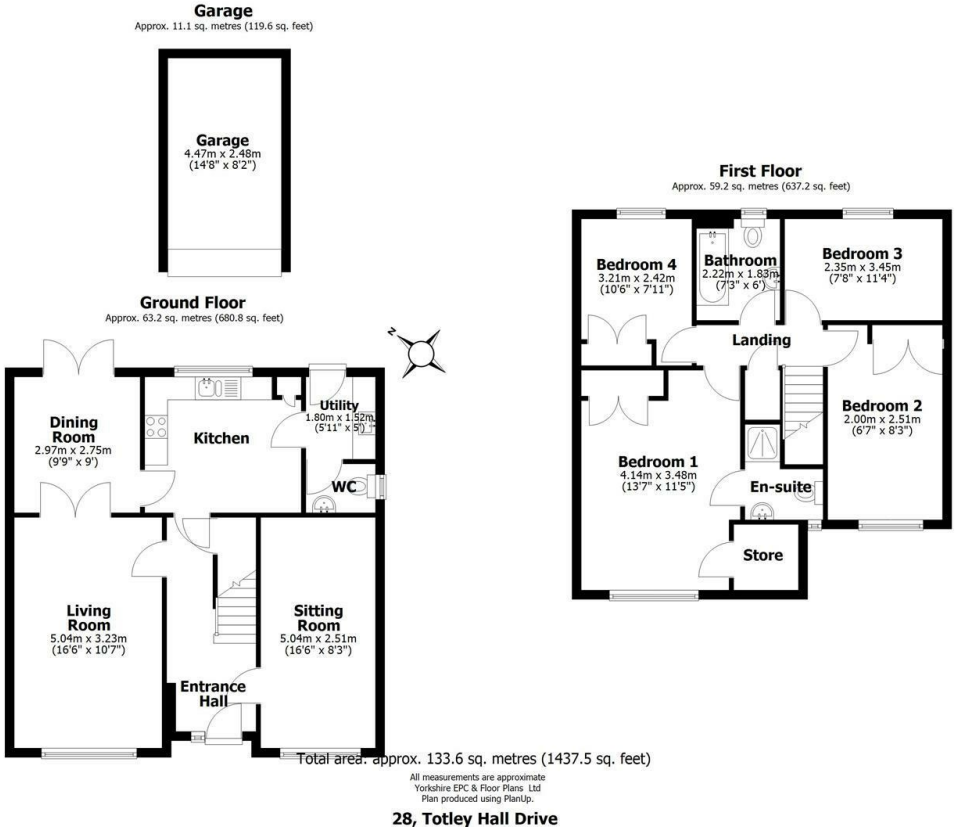
















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