



Vainor Road Wadsley Sheffield S6 4AN
Offers In The Region Of £550,000

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**** FREEHOLD ** WEST FACING REAR GARDEN **** Occupying an attractive corner plot with gardens extending to three sides, this substantial four-bedroom detached home offers spacious and versatile accommodation, complemented by a triple driveway and impressive triple garage with WC and wash basin. Further benefits include uPVC double glazing, a brand new boiler and gas central heating.

The ground floor is approached through a composite entrance door opening into a welcoming entrance hall, with a convenient downstairs WC and separate cloakroom/utility area. A particular feature of the property is the impressive turreted lounge, which creates a distinctive and characterful living space. The well-appointed kitchen is fitted with a range of units complemented by contrasting work surfaces, with space for a double oven, fridge/freezer and dishwasher, together with a ceramic hob and extractor above. The kitchen flows naturally into the family/dining room, an excellent area for both everyday family life and entertaining. This attractive room features a bay window, cast-iron multi-fuel stove and underfloor heating. A separate playroom provides additional flexible living accommodation.

The property also benefits from three cellar compartments, providing extensive storage space.

An attractive oak and glass balustrade enhances the staircase leading to the first-floor accommodation. The principal bedroom is a well-proportioned double and benefits from its own en-suite shower room. Bedroom two is another generously sized double bedroom and incorporates the property's distinctive turret feature. There are two further bedrooms, currently utilised as a home office/study and nursery respectively. The spacious family bathroom fitted with a four-piece suite, including a large bath and separate double walk-in shower.

Large attic space ripe for conversion, offering excellent potential to create two additional bedrooms and a bathroom, subject to the necessary consents.

- ATTRACTIVE CORNER PLOT WITH GARDENS TO THREE SIDES
- SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME
- IMPRESSIVE CHARACTERFUL TURRETED LOUNGE
- GENEROUS FAMILY/DINING ROOM WITH BAY WINDOW
- CAST-IRON MULTI-FUEL STOVE
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- STYLISH FOUR-PIECE FAMILY BATHROOM
- VERSATILE PLAYROOM PLUS SEPARATE HOME OFFICE/STUDY
- TRIPLE DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- SUBSTANTIAL TRIPLE GARAGE PLUS EXCELLENT CELLAR & ATTIC STORAGE





OUTSIDE

Occupying a generous corner plot, the property benefits from gardens extending to three sides, enclosed by a low-level boundary wall with gated access. The outdoor space features a substantial artificial lawn, providing an attractive and low-maintenance area for relaxing and entertaining. A spacious triple-width driveway provides ample off-road parking and leads to an impressive triple garage. The garage features a vaulted ceiling with Velux windows, an electric garage door, power and lighting, together with the added convenience of a WC. One section is currently utilised as a home gym, demonstrating the versatility of this excellent additional space.

LOCATION

The property is situated in the popular area of Wadsley, close to all local amenities, good reputable schools and public transport facilities including the Supertram Network. The Peak District is a few minutes drive away and Wadsley and Loxley Common is a short walk away. Hillsborough is a stones throw away with its excellent amenities including including supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Hillsborough Park, library and leisure centre close-by. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

VALUER

Greg Ashmore MNAEA

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.



Total area: approx. 222.1 sq. metres (2390.2 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	
(43-54) E	
(31-38) F	
(21-29) G	
Not energy efficient - higher running costs	
72	75
England & Wales	
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	
(43-54) E	
(31-38) F	
(21-29) G	
Not environmentally friendly - higher CO ₂ emissions	
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