







## 53 Rowan Tree Dell

Totley • Sheffield • S17 4FL

Guide Price at £465,000 - £485,000

A stunning 4 bedroom and 2 bathroom extended semi-detached family home located on a very popular cul-de-sac in the sought after suburb of Totley. Extended at the side and rear, and completely refurbished by current owners to create a fabulous light and airy home over two floors. Features include an open plan living space with access to the garden, a modern kitchen, separate utility room, and integral garage. Stylishly presented throughout. Potential to extend into the loft space, subject to necessary consents. Benefits from gas central heating with a combination boiler and double glazing. Great location for highly regarded schools and access to the countryside. The ground floor comprises of a cosy bay fronted lounge decorated in warm tones, with a laminate floor and slate hearth. Overlooking the garden with French doors creating a seamless link, is a fabulous open plan flexible living space, filled with natural light. The hub of the home offers a versatile family space with adjoining kitchen, fitted with light grey shaker style units, complementary worktops, tiled splashbacks and plinth lighting. Integrated appliances include a Bosch oven, Neff Induction hob, and dishwasher. A separate utility room offers additional storage with a WC and access to the integral garage. The first floor comprises of four bedrooms, with two spacious double bedrooms and two smaller rooms, all presented with modern décor and carpet. The main bedroom incorporates modern en-suite shower room. The family bathroom is equipped with contemporary 3-piece white suite, stylish tiling, and chrome heated towel rail. The first-floor landing provides access to the loft space, offering potential to convert, subject to necessary consents. Externally, there is a generous driveway providing off-street parking for multiple vehicles. At the rear is a fully enclosed garden, laid predominantly to lawn, designed with stone patio linking to the hub of the home. Rowan Tree Dell located on a quite cul de sac is well-placed for local shops and amenities, highly regarded schools, the open countryside and various recreational facilities, public transport and access to Dore Train Station, the city centre, hospitals, universities and the Peak District.





- Stunning Extended Semi-Detached
- Extended at the Side & Rear.
- Loft Space Potential for Conversion
- Fabulous Open Plan Living Space
- 4 Bedrooms & Master with En-suite

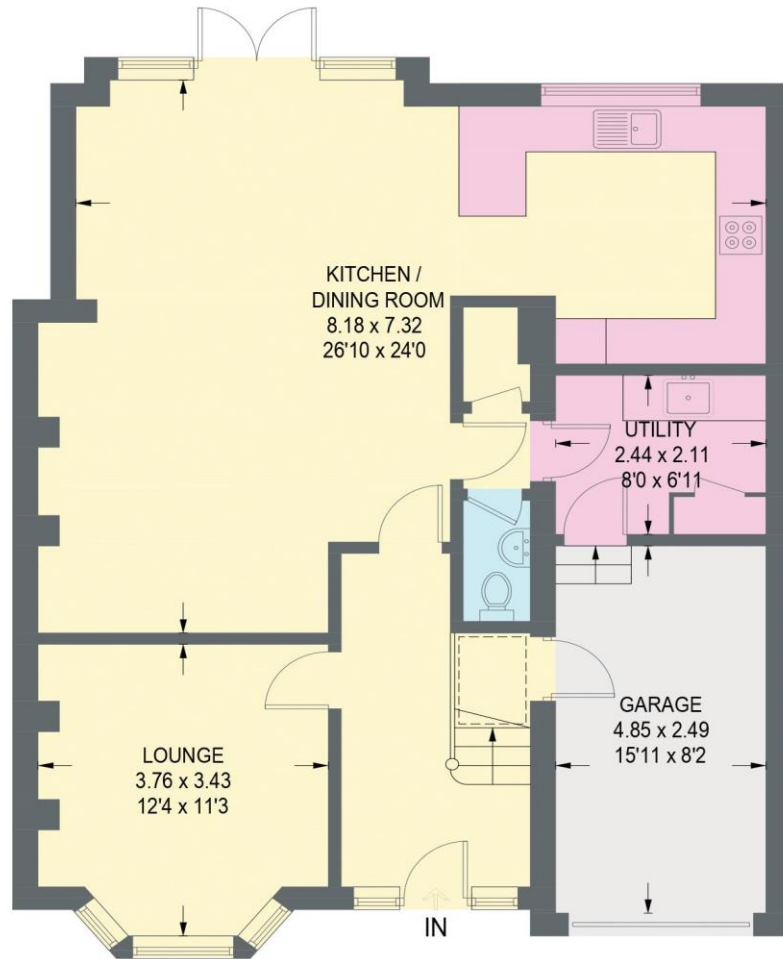
- Beautiful Modern Kitchen & Bathroom
- Enclosed Rear Garden & Stone Patio
- Generous Driveway & Integral Garage
- Leasehold 800 years Oct 1951 £7.88pa
- Council Tax Band C, EPC Rating C





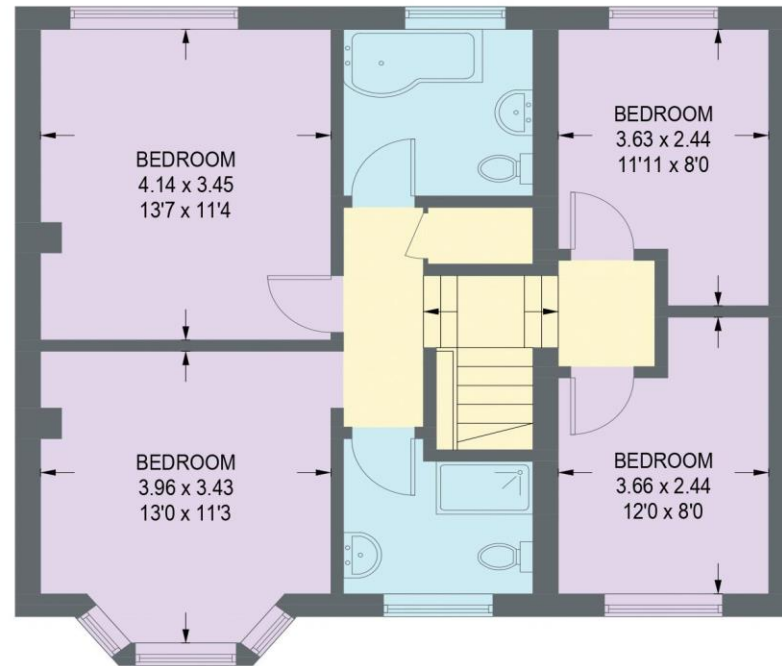
# 53 ROWAN TREE DELL

APPROXIMATE GROSS INTERNAL AREA = 157.0 SQ M / 1690 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR**  
**91.4 SQ M / 984 SQ FT**

 = REDUCED HEADROOM BELOW 1.5M / 5'0



**FIRST FLOOR**  
**65.6 SQ M / 706 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale.



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