







27 Alms Hill Road

Ecclesall • Sheffield • S11 9RR

£550,000

A stunning fully refurbished 3 bedroom semi detached property, thoughtfully upgraded with a range of exceptionally high quality fixtures and fittings which must be viewed to do full justice. This lovely home has a large family garden to the rear and is located in a very popular area with excellent local schools. On the ground floor a composite door opens into the reception hallway which has useful understairs storage and a cleverly designed trap door opening to further storage ideal for winter boots etc, together with the new gas combination boiler. The living room has a feature wood burning stove set within the chimney breast, with log store beneath. The open plan dining kitchen is superbly fitted with a range of matching wall and base units, complemented by a quartz work surface which also creates a breakfast bar, between the kitchen and dining areas. There are a range of integrated appliances including oven, microwave, induction hob, dishwasher and fridge/freezer. The dining area has ample space for a family dining table and folding doors opening to a patio. Off the kitchen is a useful utility room with fitted wall and base units together with space and point/plumbing for both a washing machine and tumble dryer. A w/c completes the ground floor accommodation. The ground floor with the exception of the utility has underfloor heating from the combination boiler. On the 1st floor are 3 well proportioned bedrooms with superb open views from the rear bedroom. The bathroom is stunning with double ended bath unit, large walk in shower, twin vanity wash hand basins, w.c and contemporary tiling to the floor and walls and electric underfloor heating. From the 1st floor landing a drop down loft ladder leads to an occasional room with a rear facing dormer window enjoying the open views and useful eaves storage. Outside a driveway provides off road parking and leads to the detached garage. To the rear is a fantastic long garden, with a patio providing outside eating and entertaining space accessible from the dining area. The garden has large lawned areas, further seating areas and excellent privacy from a range of mature shrubs, plants and hedges. Leasehold with approximately 950 years left on the lease.





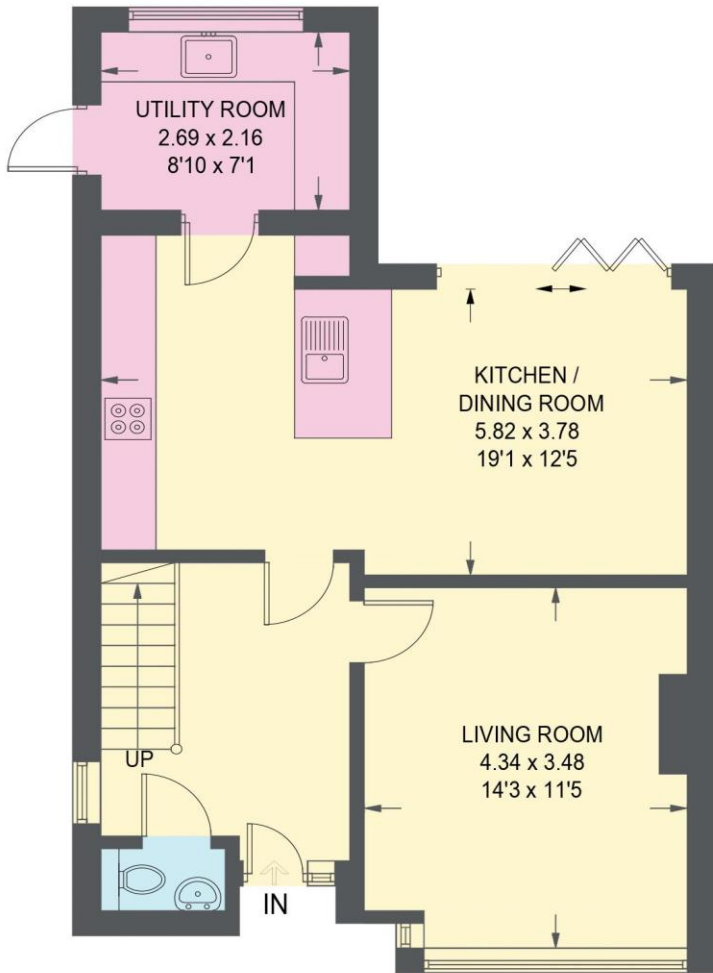
- 3 Bedroom Semi Detached
- Fully Refurbished Throughout
- High Quality Fixtures & Fittings
- Superb Long Garden
- Views To The Rear

- Occasional Attic Room
- No Onward Chain
- Very Popular Location
- Leasehold
- EPC - tbc

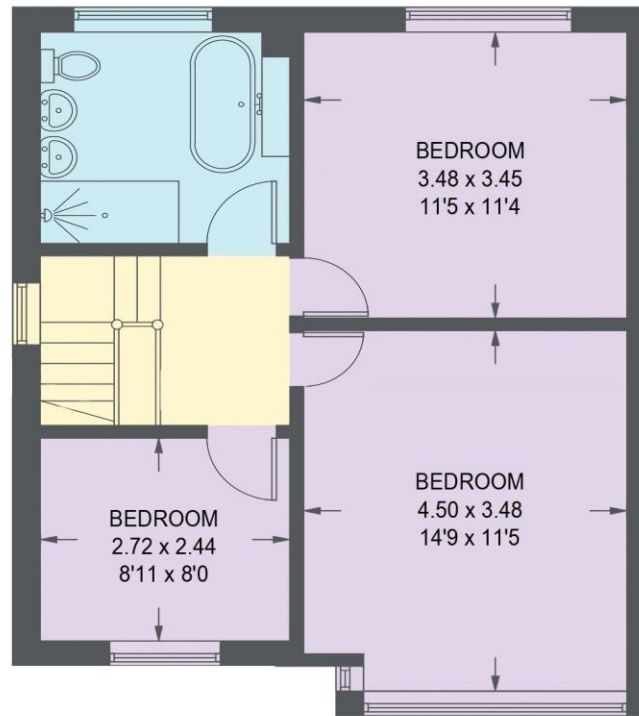


27 ALMS HILL ROAD

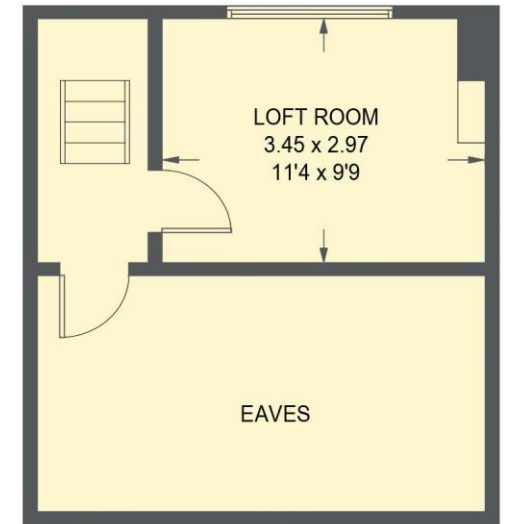
APPROXIMATE GROSS INTERNAL AREA = 118.5 SQ M / 1275 SQ FT (INCLUDING LOFT)



GROUND FLOOR
57.0 SQ M / 613 SQ FT



FIRST FLOOR
47.2 SQ M / 508 SQ FT



LOFT
14.3 SQ M / 154 SQ FT

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

