







1 The Green

Totley • Sheffield • S17 4AT

Asking Price £595,000

Located on a quiet cul de sac in Totley is a generously proportioned 4-bedroom detached property featuring an impressive landscaped rear garden. Spacious, flexible accommodation filled with natural light. Benefits from extensive driveway and double garage. No onward chain. The property enters through a tiled porch providing access to the double garage equipped with mezzanine storage. The ground floor comprises of 2 versatile reception rooms with double doors creating a separation or open plan effect. At the rear is a pleasant garden outlook and multifuel stove. An additional smaller room offers a study or occasional bedroom. The dining kitchen is flooded with natural light and pleasant outlook adjoining a superb conservatory. The kitchen is fitted with neutral units, wood effect worktops and tiled splashbacks. There are a range of integrated appliances and separate utility room, housing the combination boiler. The first-floor features 3 double bedrooms, 2 incorporating ensuite shower rooms and the main bedroom complemented by walk in wardrobe/dressing area. The bathroom is equipped with 3-piece white suite, overhead shower and bidet. The first-floor landing provides storage within the eaves and access to a partially boarded loft space. Externally is a generous driveway leading to a double garage. At the rear is an impressive landscaped rear garden laid predominantly to lawn with greenhouse and mature fruit trees. Totley is a very sought-after suburb of Sheffield which borders the Peak National Park. Benefits from a range of local shops and amenities, including cafes and restaurants, as well as being well served by highly regarded local schools, recreational facilities, public transport including Dore Train Station, and access links to the city centre, hospitals, universities, and the Peak District National Park.





- Attractive Stone Built Detached Property
- 3 Double Bedrooms & 2 Ensuite
- Modern Family Bathroom
- Spacious Dining Kitchen Overlooking Garden
- 2 Generously Proportioned Reception Rooms

- Located on Quiet cul de sac in Totley, S17
- Driveway & Double Garage
- Landscaped Rear Garden & Greenhouse
- Freehold
- Council Tax Band E, EPC TBC



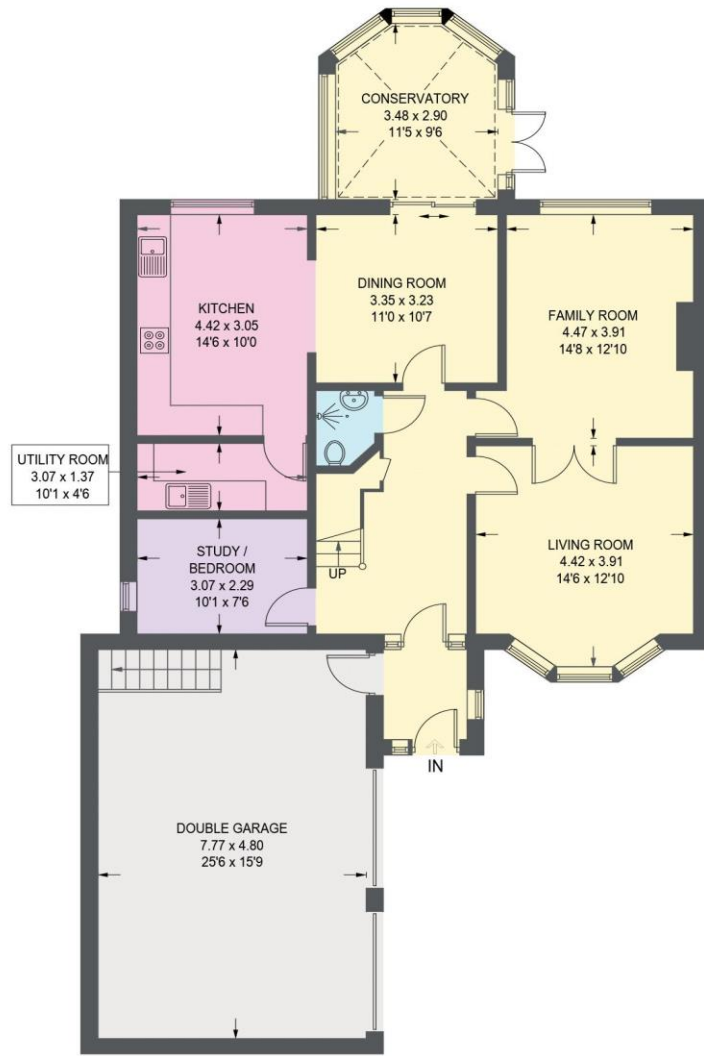


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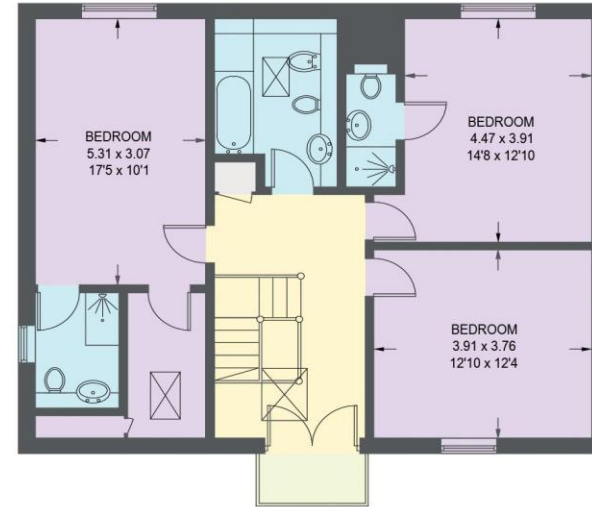
APPROXIMATE GROSS INTERNAL AREA = 220.3 SQ M / 2371 SQ FT

GREEN HOUSE = 11.1 SQ M / 120 SQ FT

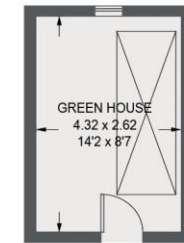
TOTAL = 231.4 SQ M / 2491 SQ FT



GROUND FLOOR (INCLUDING GARAGE)
137.0 SQ M / 1475 SQ FT



FIRST FLOOR
83.3 SQ M / 897 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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



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