





32 The Grove

Totley • Sheffield • S17 4AS

Guide Price £375,000 to £400,000

Offering a super woodland aspect, located on a very popular cul-de-sac in the sought after suburb of Totley is this 3-bedroom semi-detached property. Providing versatile accommodation there is further potential to convert the basement with relevant planning permission. In brief the accommodation comprises; A part glazed door accesses the hallway with laminate flooring. Dual aspect lounge with a feature oak pillared fire surround, raised slate hearth upon which sits a wood burner. Separate dining room with a rear facing 'Bow' window. Kitchen fitted with a range of wood effect wall and base units, integrated 4 ring gas hob with electric oven beneath, space for a washing machine and fridge, side access door to the garden and a door and stair case leading to the basement rooms which have a utility area and house the meters and provide ample storage and potential to convert, there are two rear access doors to the garden. Upstairs are 3 good sized bedrooms, 2 of which have fitted wardrobes and are complimented to the woodland aspect to the rear. Shower room with a walk-in shower and modern white suite. Outside to the front is a well stocked garden, to the rear is a larger than average garden laid predominantly to lawn with a generous decked entertaining area and it is fully enclosed by mature hedging. The Grove is located on a quite cul de sac and 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.



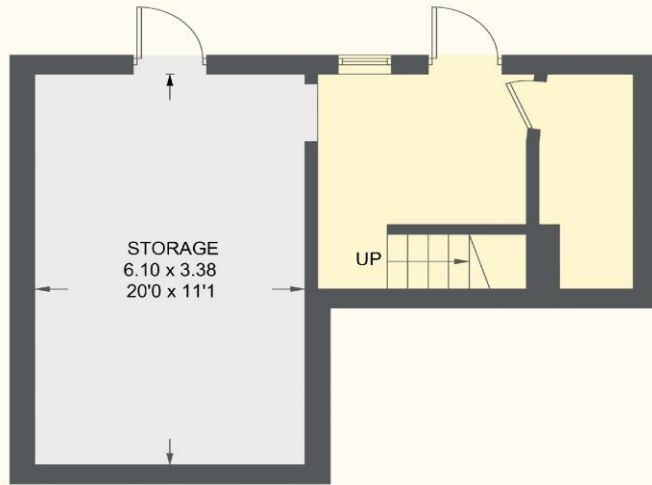
- Semi Detached
- 3 Double Bedrooms
- Stunning Rear Woodland Aspect
- Larger Than Average Garden
- Potential To Convert Basement
- 2 Reception Rooms
- Combination Gas Central Heating
- Wood Burner
- Sought After Location

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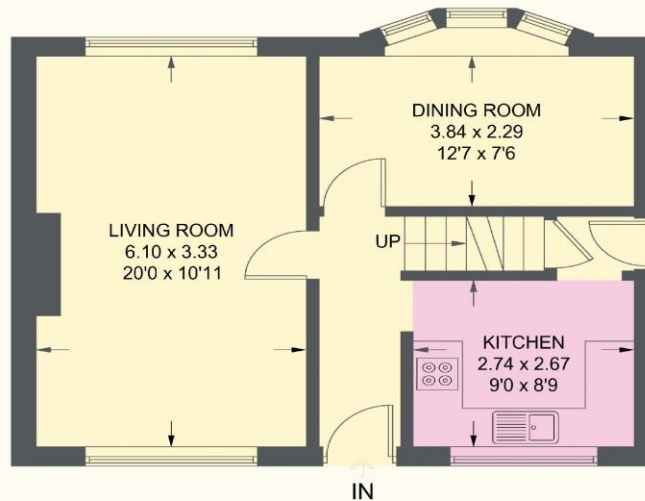
APPROXIMATE GROSS INTERNAL AREA = 89.3 SQ M / 961 SQ FT

BASEMENT = 33.8 SQ M / 364 SQ FT

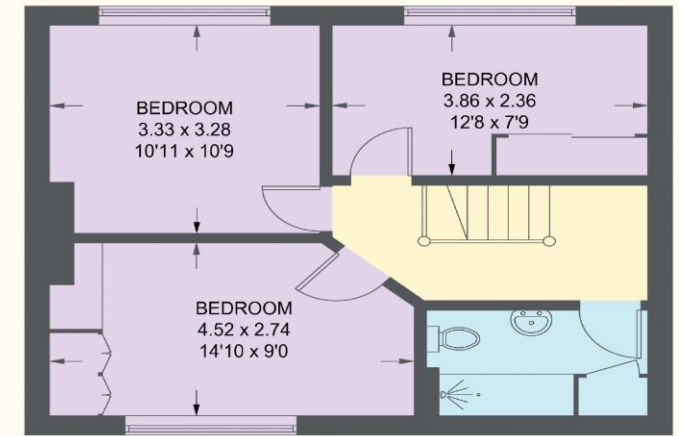
TOTAL = 123.1 SQ M / 1325 SQ FT



BASEMENT 33.8 SQ M / 364 SQ FT



GROUND FLOOR 44.8 SQ M / 482 SQ FT



FIRST FLOOR = 44.5 SQ M / 479 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.