











## 34 Rowan Tree Dell

Totley • Sheffield • S17 4FL

£350,000

A three bedroom semi detached located in a very favourable position on this popular cul-de-sac, backing on to open fields, and with lovely, south facing views to the rear. The property is offered to the market with no onward chain, and has majority UPVC double glazing, together with modern gas central heating and offers excellent potential to refurbish and extend (subject to the necessary consents) to the new owners requirements to create a lovely family home. On the ground floor a front facing door opens into the reception hallway, the kitchen is fitted with matching wall and base units, with ample space for appliances, the front bay windowed reception room is currently used as a dining room and the rear reception room a living room taking advantage of the lovely views. On the first floor are two double bedrooms, the rear one again having a fantastic open aspect over farmland and towards Holmesfield beyond, together with a single bedroom. The bathroom has a suite comprising bath and w.c, with tiling to the wet areas, a fitted cupboard houses Ideal gas combination boiler. Separate w.c. Outside a driveway provides off road parking and leads to the garage which has an up and over door and a rear pedestrian door giving access to the garden. To the rear is a lovely, level south facing garden with a fantastic private backdrop adjoining farmland. A patio provides sitting out and entertaining space with lawn beyond. The property is very well located in Totley, within a short walk of very popular schools, on the fringe of the Peak National Park and close to excellent facilities including shops, pubs and restaurants. Freehold









- Three Bedroom Semi Detached
- South Facing Garden
- Adjoining Farmland To The Rear
- Cul-De-Sac Location
- Majority UPVc Double Glazing

- Modern Gas Central Heating
- Superb Potential
- Popular Schools
- Freehold
- Council Tax Band C - EPC tbc

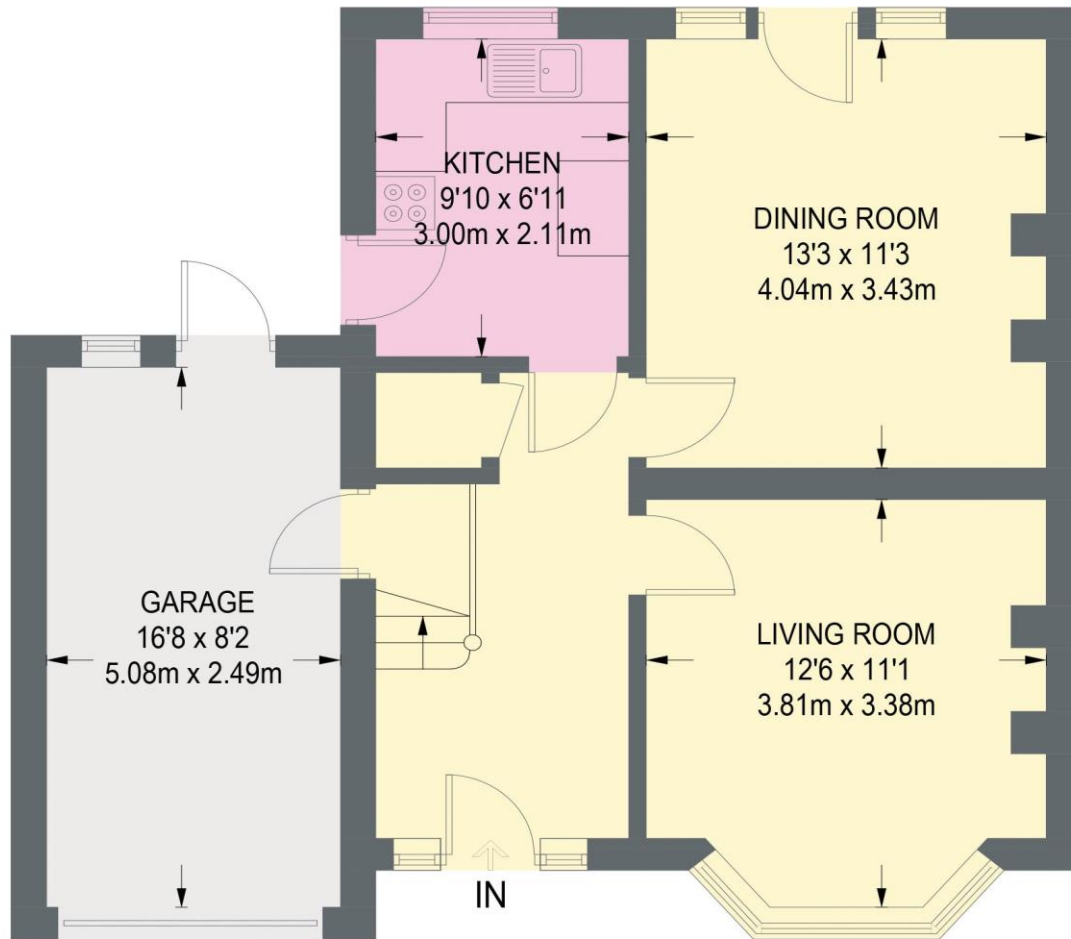




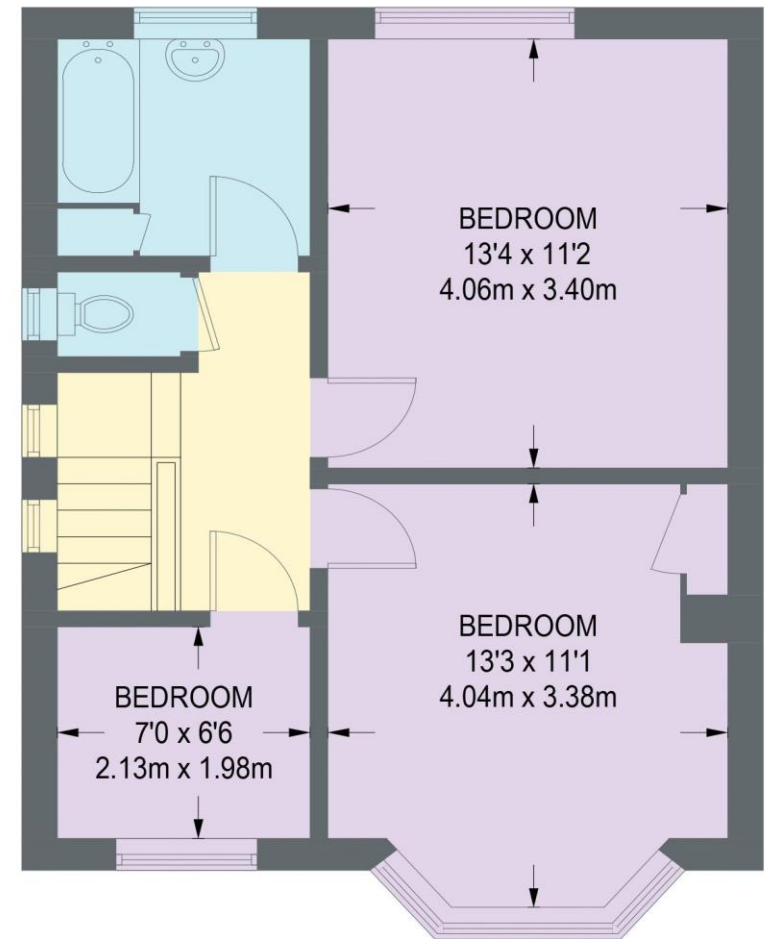


# 34 ROWAN TREE DELL

APPROXIMATE GROSS INTERNAL AREA = 103 SQ M / 1109 SQ FT



**GROUND FLOOR**  
**58.8 SQ M / 633 SQ FT**



**FIRST FLOOR**  
**44.2 SQ M / 476 SQ FT**

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





**haus**

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](https://www.haushomes.co.uk)

0114 276 8868