



HADDON VILLA

WILKIN

38

MEERSBROOK
AVENUE

WILKIN
ROAD





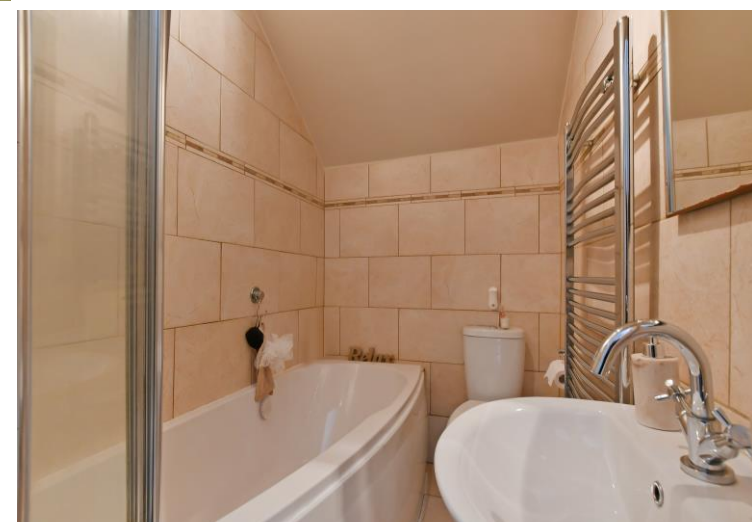
38 Meersbrook Avenue

Meersbrook • Sheffield • S8 9EB

Guide Price £400,000 - £425,000

Attractive 4-bedroom, 2 bathroom detached family home occupying an enviable corner location, within walking distance of Meersbrook Park. Generously proportioned accommodation arranged over 3 levels which benefits from generous garage offering fabulous potential to develop, subject to necessary consents. Features gas central heating, double glazing and composite front and rear doors. The ground floor comprises of 2 spacious reception rooms, both complemented by period feature fireplaces, offering a bay fronted lounge and versatile dining room overlooking the rear garden. The kitchen is fitted with a range of solid wooden units, integrated oven, gas hob and providing space with plumbing for further freestanding appliances. There is cellar access and side corridor which leads to a ground floor WC and access to the garage providing ideal storage, utility space and housing the Viessman combination boiler. The first floor comprises of 2 generous double bedrooms, a smaller third bedroom/study/dressing room and separate shower room. Stairs rise to create an impressive second floor double bedroom, which features flexible landing area, creating a dressing area and ensuite bathroom equipped with 3-piece white suite, fully tiled with overhead shower. Externally the property is gated with low surrounding stone wall and wraparound garden. Accessed via Cliffeield Road is a block paved driveway with raised lawn and access to the attached garage, which creates fabulous potential to develop subject to necessary consents. Meersbrook is an extremely popular location, well-placed for local shops and amenities, a growing cafe culture, restaurants, schools, Meersbrook Park, and recreational facilities, along with public transport and links to the city centre, hospitals, universities, and the Peak District.





- Attractive Detached Family Home
- Located in Meersbrook, S8
- 4 Bedrooms & 2 Bathrooms
- 2 reception Rooms with Feature Fireplaces
- Offering fabulous Potential
- Walking Distance of Meersbrook Park
- Generously Proportioned Over 3 Levels
- Driveway & Garage
- Freehold
- Council Tax Band C, EPC TBC

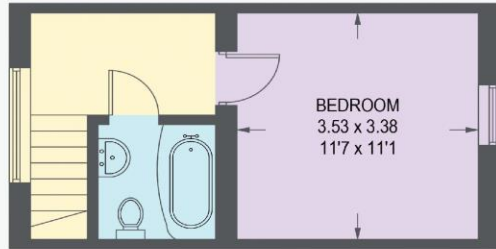


38 MEERSBROOK AVENUE

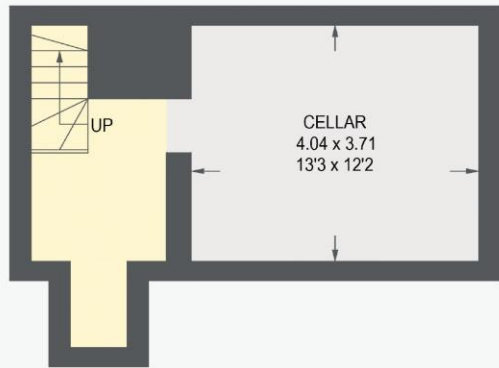
APPROXIMATE GROSS INTERNAL AREA = 169.9 SQ M / 1828 SQ FT

CELLAR= 24.4 SQ M / 263 SQ FT

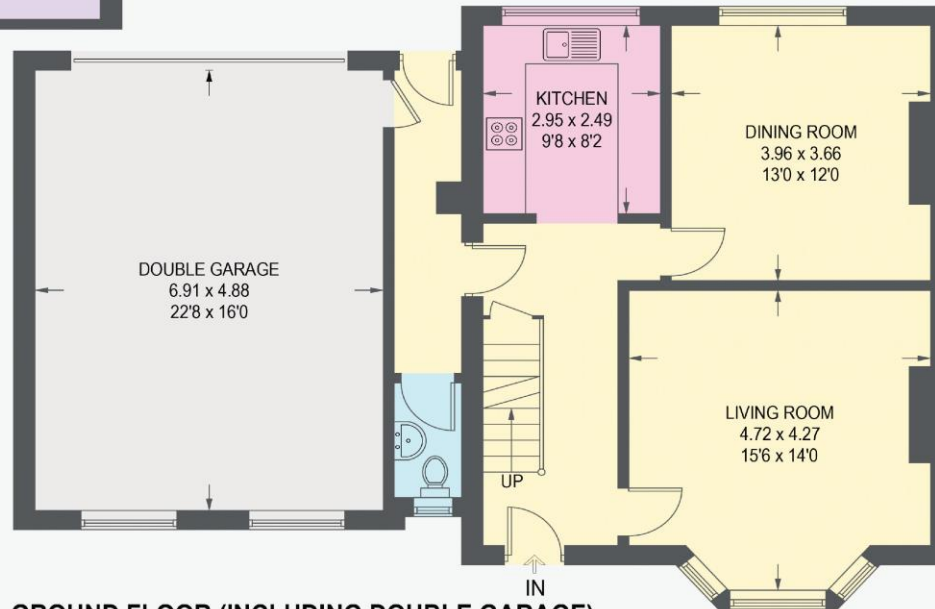
TOTAL = 194.3 SQ M / 2091SQ FT (INCLUDING DOUBLE GARAGE)



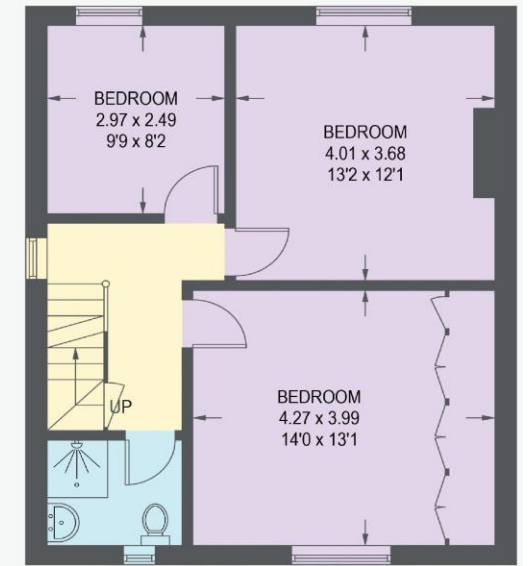
SECOND FLOOR
22.4 SQ M / 241 SQ FT



CELLAR
24.4 SQ M / 263 SQ FT



GROUND FLOOR (INCLUDING DOUBLE GARAGE)
96.2 SQ M / 1035 SQ FT



FIRST FLOOR
51.3 SQ M / 552 SQ FT

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

