







79 Rustlings Road

Endcliffe Park • Sheffield • S11 7AB

£795,000

A stunning, 5 double bedroom, period, stone built semi detached property, standing in a lovely position with spectacular views of Endcliffe Park to the front. Refurbished and extended by the present owners to over 2000 square feet to create a stylish family home, arranged over 4 floors, which must be viewed internally to do full justice. Further benefitting from a stone built garden room- offering versatile leisure or work from home space. An attractive front door opens into the reception hallway which has underfloor heating, original fitted pine cupboards and display shelving. The bay windowed living room has a lovely view over the park, a Charnwood multifuel stove provides a lovely focal feature of the room and a fitted bespoke TV cabinet and display shelving to the chimney breast recesses provide storage. The stunning extended family kitchen provides a superb heart of the home and has a real wow factor! Superbly fitted with an extensive range of matching wall and base units, and stylish work surface. A high quality range of integrated appliances include a Bosch Double oven, Bora Professional Range induction downdraft hob, wine fridge, tall fridge and freezer and dishwasher. The modern Worcester Bosch combination boiler is concealed within one of the wall mounted units. The versatile space has ample space for a large family dining table and seating/living areas together with another Charnwood multifuel stove. Lantern rooflights and fully glazed folding doors provide excellent light into the space, the doors providing a seamless link between the kitchen and outside courtyard. The kitchen area also benefits from underfloor heating. The basement was recently converted and offers a versatile further reception room which has underfloor heating and a storage cupboard. On the 1st floor are 3 double bedroom the principal front facing bedroom having uninterrupted views into Endcliffe Park, the family bathroom is attractively fitted with a suite comprising a cast iron, roll top bath, w.c, and pedestal wash hand basin. Feature part panelled walls. On the 2nd floor are 2 further double bedrooms, ideal for children/teenagers, again the front facing one having views of the park and a shower room, fully tiled with a step shower cubicle, wash hand basin and w.c. Outside to the front a short flight of steps lead up from through a low maintenance garden to the front door. A mature hedge provides excellent privacy from the road. To the side of the property is a useful wood storage area. To the rear is a lovely, fully enclosed, south westerly facing courtyard garden, thoughtfully designed with the same tiles running through from the kitchen and providing an enclosed and maintenance free setting to enjoy outside entertaining and dining, with separate seating areas. The stone built garden room is a versatile space currently used as home gym but could also provide a home working space, benefitting from electric power and a w.c with wash hand basin. Rustlings Road is a very popular road within a short walk of the amenities of Ecclesall and Sharrowvale Roads and is well placed for the cities hospitals and universities, together with being in the catchment area of desirable local schools.





- Stone Built Semi Detached Property
- 5 Double Bedrooms/2 Bathrooms
- Basement Conversion
- Stone Built Garden Room
- Opposite Endcliffe Park

- Extended And Refurbished
- Stunning Family Kitchen
- South Facing Courtyard Garden
- Freehold
- EPC - tbc





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TO COMMEMORATE
THE JUBILEE
OF
QUEEN VICTORIA
1887

79 RUSTLINGS ROAD

APPROXIMATE GROSS INTERNAL AREA = 201.6 SQ M / 2170 SQ FT
(EXCLUDING EAVES)



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.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868