











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.









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

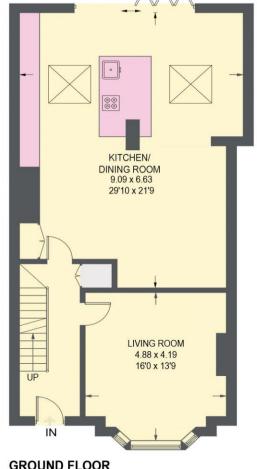
- Extended And Refurbished
- Stunning Family Kitchen
- South Facing Courtyard Garden
- Freehold
- EPC tbc

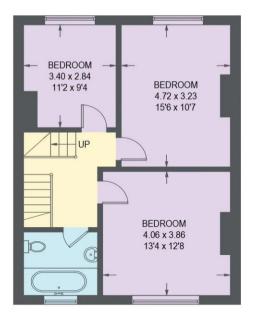


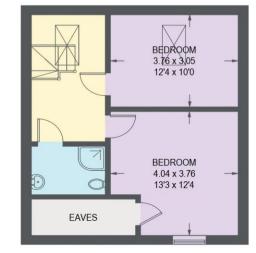


79 RUSTLINGS ROAD

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







BASEMANT 19.4 SQ M / 209 SQ FT

CINEMA ROOM

3.53 x 3.35

11'7 x 11'0

GROUND FLOOR 86.7 SQ M / 933 SQ FT

FIRST FLOOR 55.0 SQ M / 592 SQ FT

SECOND FLOOR 40.5 SQ M / 436 SQ FT (EXCLUDING EAVES)

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



