







## 29 Florence Road

Woodseats • Sheffield • S8 0GE

Guide Price £425,000 - £450,000

Stunning, fully refurbished 4-bedroom detached family home located in Woodseats, ideally located with excellent transport links and local amenities, close to Graves Park. Stylishly presented and generously proportioned accommodation creating a fabulous family home which benefits from attractive south facing rear garden and generous driveway. Composite front door opens into a welcoming hallway which leads through to the spacious open plan living area. A cosy front facing lounge presented in neutral tones and carpet with adjoining dining area styled with laminate floor and feature chimney breast, offering pleasant garden views. The kitchen has been extended creating a versatile light and airy space with separate WC and utility room. The kitchen is fitted with modern shaker style units, complementary wooden effect worktops and integrated oven, induction hob and extractor. All freestanding appliances are included in the sale. The first-floor features 3 double bedrooms all beautifully presented with modern décor and neutral carpet, filled with natural light. The family bathroom is equipped with 3-piece white suite, stylish tiling and chrome heated towel rail. The landing offers built in storage which houses the Ideal combination boiler. Stairs rise to the main bedroom incorporating a Velux and side window and complemented by an ensuite shower room. There is impressive storage available within the eaves. Externally a blocked paved driveway offers electric car charging point. Secure gates provide access to the rear garden designed with a stone patio ideal for entertaining and wrapround artificial lawn creating a secure family garden. Florence Road enjoys excellent facilities including pubs, bars, restaurants, shops, schools, Graves Park and excellent access to Sheffield, Chesterfield and the motorway network.





- Stunning Detached Family Home
- Popular Location in Woodseats
- 4 Double Bedrooms
- Stylishly Presented Throughout
- Fully Refurnished & Effectively Extended

- Spacious Open Plan Living Area
- Enclosed South Facing Rear Garden
- Driveway with Electric Charging Point
- Freehold & NO CHAIN
- Council Tax Band C, EPC Rating TBC



# 29 FLORENCE ROAD

APPROXIMATE GROSS INTERNAL AREA = 141.5 SQ M / 1523 SQ FT

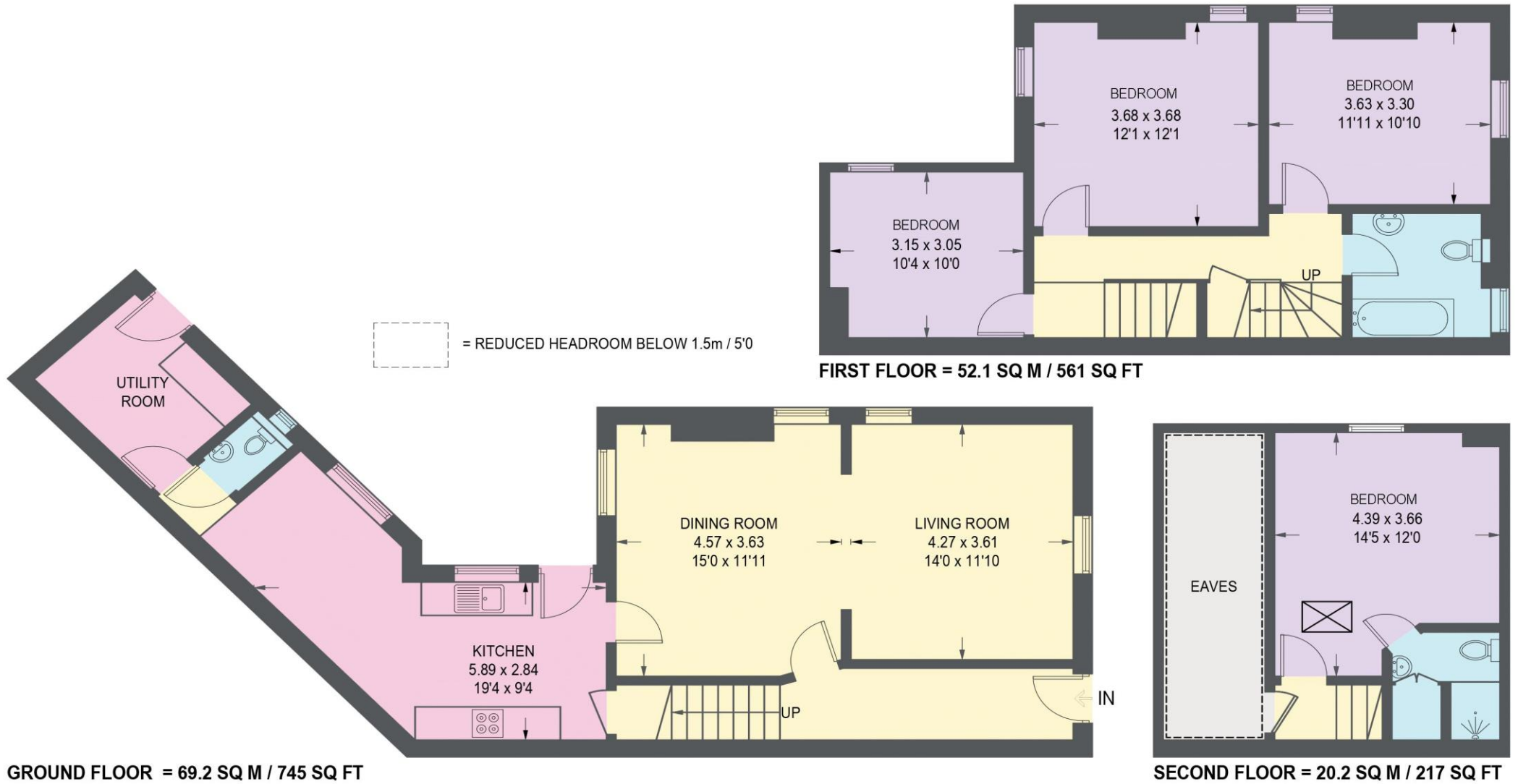


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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