







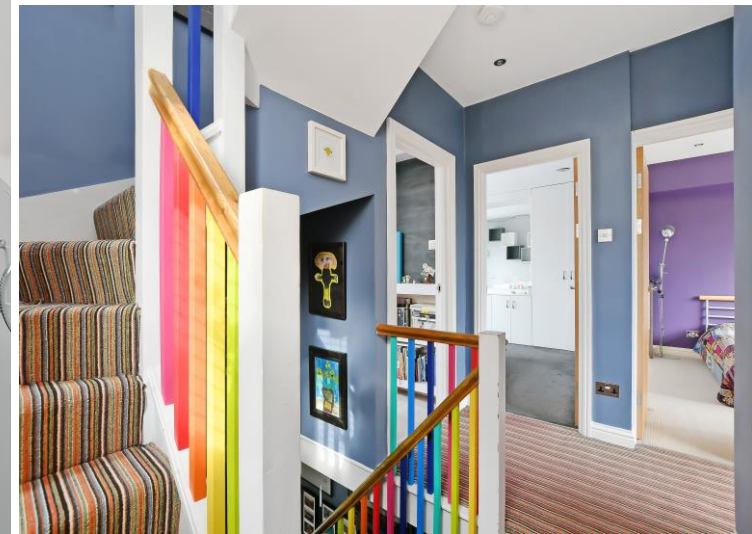
## 35 High Storrs Road

High Storrs • Sheffield • S11 7LD

Guide Price £475,000 - £500,000

Effectively extended and thoughtfully conceived 4-bedroom and 2 bathroom semi-detached property creating a fabulous versatile family home. Arranged over 3 levels with extensions to the side and rear, plus a loft conversion, offering flexible accommodation incorporating a superb open plan living space with bi-fold doors infusing the enclosed rear garden & decked patio. Benefits from off street parking with electric charging point, gas central heating, a log burning stove, some under-floor heating, and Greenskies solar thermal panels to provide hot water to the existing water tank installed on a living roof rear extension. Fantastic views. Super location for reputable schools. The property enters through a porch and inner hallway leading through to a fabulous dual aspect open plan living space, complemented by a log burning stove, with bi-fold doors offering a direct link to the decked patio and enclosed rear garden. A modern kitchen is fitted with neutral units and contrasting quartz worktops, including an integrated double oven, electric hob, and Bosch dishwasher. A ground floor WC leads through to a useful utility corridor providing ideal storage solutions. The cellar offers a occasional space and is ideal for a workshop. The first floor comprises of three bedrooms and a family bathroom, equipped with a walk-in shower and vanity hand wash basin. The sauna will not be part of the sale. The landing provides access to the generous built-in storage housing the water tank. A stunning loft conversion creates a fabulous dual aspect double bedroom flooded with natural light and complemented by a Velux balcony window and built-in storage within the eaves. The views to both sides are fabulous. The second floor is equipped with under-floor heating and a separate bathroom, housing a 3-piece white suite. Externally, a block-paved driveway is equipped with an electric car charging point. To the rear is a fully enclosed, generous garden, laid predominantly with lawn, including a decked balcony and 3 sheds, all equipped with power. High Storrs is well-placed for local shops and amenities, highly regarded schools, public transport, recreational facilities including 3 parks and access to the city centre, hospitals, universities and the Peak District. Ideally located for walking, cycling and running.





- Effectively Extended Semi-Detached Property
- Generously Proportioned Over 3 Levels
- 4 Bedrooms & 2 Bathrooms
- Fabulous Open Plan Living Space
- Reputable Schools within Catchment
- Greenskies solar thermal panels & Log Burner
- Generous Enclosed Rear Garden & Patio
- Off Street Parking & Electric Charging Point
- Leasehold – 800 years from 1926. £12 pa ground rent
- Council Tax Band C, EPC TBC



# 35 HIGH STORRS ROAD

APPROXIMATE GROSS INTERNAL AREA = 157 SQ M / 1690 SQ FT (EXCLUDING PORCH)

CELLAR = 7.5 SQ M / 81 SQ FT

TOTAL = 164.5 SQ M / 1771 SQ FT



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

