



28 Stainton Road, Endcliffe Park, Sheffield, S11 7AX



# 28 Stainton Road

## Endcliffe Park

Guide Price

# £425,000

GUIDE PRICE £425,000 - £450,000

A stunning four-bedroom terraced home arranged over four floors, ideally situated in a sought-after location close to Endcliffe Park. Thoughtfully upgraded and impeccably maintained throughout, this elegant property seamlessly combines period charm with stylish contemporary living.

The ground floor features a beautifully appointed kitchen diner with a bespoke fitted kitchen, creating an impressive space for everyday family life and entertaining. Patio doors open directly onto the rear garden, allowing natural light to flood the room. To the front, the attractive bay windowed lounge offers a warm and inviting atmosphere, enhanced by bespoke shelving and storage, elegant coving, and tasteful décor.

On the first floor, the generous master bedroom is larger than average and benefits from dual sash windows and a useful built-in storage cupboard. A second double bedroom and a well appointed family bathroom, complete with both a separate bath and shower, complete this level.

The second floor provides two further bedrooms, both featuring Velux windows that maximise natural light, along with a modern shower room.

The converted cellar offers valuable additional living space and flexibility, currently utilised as a cosy snug with further storage, making it ideal for a variety of uses including a home office, playroom or hobby room.

Externally, the property enjoys a delightful rear paved garden, thoughtfully landscaped with attractive shrubs and planting, providing a wonderful space to relax and unwind.

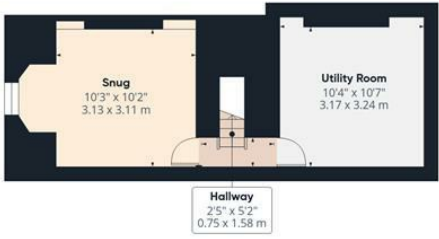
Ideally positioned, the property is within easy reach of a fantastic selection of independent cafés, restaurants and shops, as well as well regarded schools, excellent transport links and the green open spaces of Endcliffe Park, making it an exceptional family home in one of Sheffield's most desirable locations.



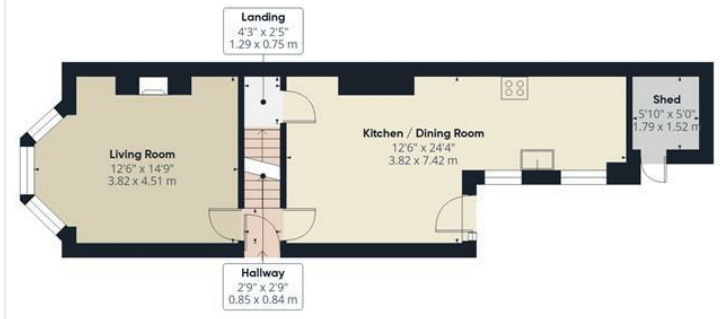
- Stunning four-bedroom terraced home arranged over four spacious floors
- Beautifully upgraded and meticulously maintained throughout to a high standard
- Bespoke kitchen diner with patio doors opening onto the rear garden
- Elegant bay-windowed lounge featuring bespoke shelving, storage and period-style coving
- Generous master bedroom with dual sash windows and useful built-in storage
- Family bathroom with separate bath and shower, plus additional shower room to the second floor
- Two bright second-floor bedrooms with Velux windows providing excellent natural light
- Versatile converted cellar currently used as a snug and additional storage space
- Attractive low-maintenance rear garden with paved seating area, mature shrubs and planting
- Sought-after location close to Endcliffe Park, excellent schools, independent cafés, restaurants, shops and transport links







Floor -1



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
1386 ft<sup>2</sup>  
128.8 m<sup>2</sup>

**Reduced headroom**  
19 ft<sup>2</sup>  
1.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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