



12 Cawthorne Grove, Woodseats, Sheffield, S8 0ND

Saxton Mee

12 Cawthorne Grove

Woodseats

Guide Price

£300,000

Guide Price £300,000 to £325,000

Nestled in the ever-popular area of Woodseats, just off Archer Road, this charming three-bedroom semi-detached home offers the perfect blend of comfort, convenience, and charm. Ideally situated within walking distance of a wide array of local amenities—including several major supermarkets, cafes, and shops—this property also boasts easy access to beautiful green spaces such as Millhouses Park and Hutcliffe Woods, ideal for outdoor lovers and families alike.

The property features three well-proportioned bedrooms, a bright and welcoming living area, and a spacious kitchen/diner, perfect for everyday living and entertaining. There is also a convenient downstairs WC. A standout feature is the versatile bonus room located in the two-storey garage—ideal for use as a home office, gym, hobby room, or additional storage.

Outside, the home benefits from a private driveway providing off-road parking and a lovely rear garden that offers a peaceful retreat with space for relaxing or entertaining. The garden has different areas with raised flower beds, a Japanese inspired rockery garden and different seating areas. A perfect place to relax!

This is a fantastic opportunity to secure a well-presented family home in a sought-after location, combining suburban tranquility with superb local amenities.



- A Lovely Spacious Three Bedroom Semi Detached House
- Open Plan Stylish Kitchen Diner with door on to the rear garden
- Two Level Garage which could be used as a home office/gym/hobby room or storage
- Downstairs WC
- Excellent Location Close to Amenities and Transport Links just off Archer Road
- Driveway and Garage Offering Off Road Parking
- Delightful Rear Garden
- Close To Millhouses Park and Hutcliffe Woods
- Freehold
- Council Tax Band B







Approximate total area^m

1033 ft²

95.9 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

