



12 Cawthorne Grove, Woodseats, Sheffield, S8 0ND

Saxton Mee

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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





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