



6 Ryefield Gardens, Ecclesall, Sheffield, S11 9UD

Saxton Mee

# 6 Ryefield Gardens

## Ecclesall

Offers Around

# £650,000

Situated in a great location on a quiet cul-de-sac, very deceptive spacious four bedroom / three bathroom detached residence with excellent accommodation and offered for sale with immediate occupancy and no chain. An internal inspection an absolute must to appreciate the flexible living / bedroom accommodation.

Reception hall, well fitted kitchen with a range of built in appliances including integrated fridge, freezer, dishwasher and electric hob, sitting room, with feature bay window and fireplace with living flame gas fire, opening through to a dining area which in turn opens through to a family room with feature vaulted ceiling and bi-fold doors opening onto a rear terrace and southerly facing garden area.

From the reception hall, staircase leads down to bedroom three and bedroom four currently used as a study, shower room with full suite. On the first floor, bedroom one with ensuite dressing area and ensuite bathroom, further bedroom and bathroom with full suite, useful loft storage area.

Outside gated secure entrance provides access to good sized driveway which in turn leads to the detached garage with electric door, lower level low maintenance gardens to all sides. To the rear secure gate leads to the private enclosed south facing patio and garden area

Ryefield Gardens is a private cul-de-sac just off Knowle Lane, well placed for excellent nearby amenities including shops, restaurants, and easy access of Banner Cross amenities, excellent catchment area for schools and easy access of the open countryside of the Peak District.

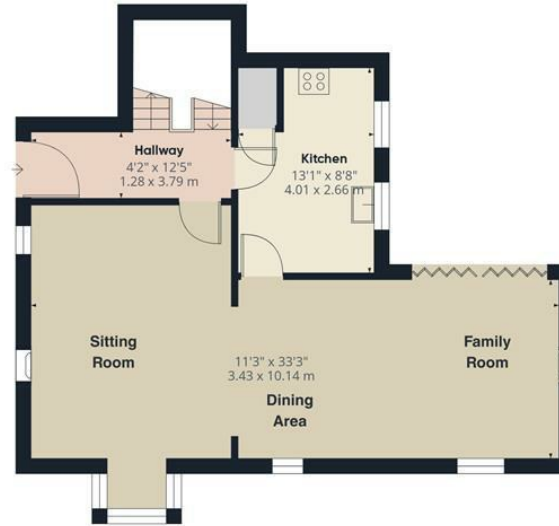
- Deceptively spacious four bedroom / three bathroom detached family home
- Very flexible living accommodation
- For sale with immediate occupancy and there is no chain
- Solar panels to the roof and new replacement windows fitted
- Lovely large open plan living, dining and family area
- Extensive off road parking and detached garage with electric door
- Easy maintainable gardens with private southerly facing area
- Small private and exclusive cul-de-sac
- Well placed within easy access of excellent shopping facilities, restaurants, public transport
- Easy access of the open countryside of the Peak District







Lower Ground Floor Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1687 ft<sup>2</sup>  
156.7 m<sup>2</sup>

Reduced headroom

151 ft<sup>2</sup>  
14 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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