



41 Sunnyvale Road, Trolley, Sheffield, S17 4FA

Saxton Mee

41 Sunnyvale Road

Totley

Guide Price

£325,000

GUIDE PRICE: £325,000-£350,000

A delightful three-bedroom semi-detached home situated in the highly sought-after area of Totley, Sheffield. Having been lovingly cared for by the same family for generations, this property is beautifully maintained and offers a warm, welcoming feel throughout.

The accommodation begins with an inviting entrance hallway leading into a bright and spacious lounge, featuring a large bay window that overlooks the attractive rear garden, allowing plenty of natural light to flood the room. There is a well-proportioned dining room with elegant coving and a charming bay window, providing an ideal space for both everyday living and entertaining.

The modern kitchen is thoughtfully designed with ample storage and workspace, making it both practical and stylish.

Upstairs, the property offers two generous double bedrooms, a comfortable single bedroom, and a generously proportioned shower room finished to a high standard.

Externally, the home benefits from access from the front to the rear garden, a single garage, and an off-street parking space. The rear garden is a particular highlight, featuring a well-kept lawn, a patio area perfect for outdoor dining, and a greenhouse, perfect for gardening enthusiasts.

Perfectly positioned, the property is within close proximity to a range of local schools, shops, and cafés, along with excellent transport links providing easy access to Sheffield city centre and the stunning Peak District National Park, ideal for both commuters and those who enjoy the outdoors.

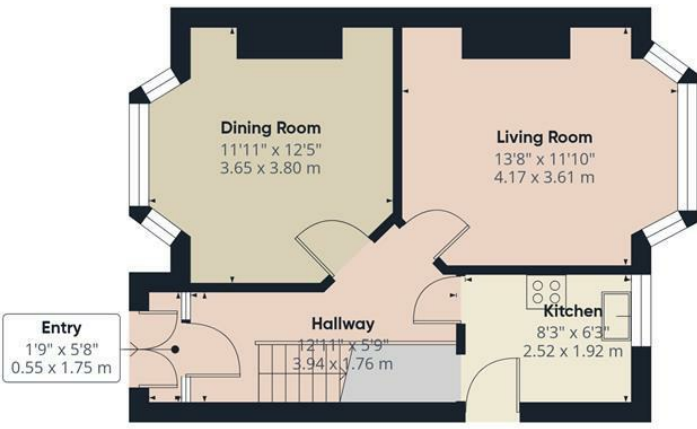
This is a wonderful opportunity to acquire a cherished family home in a desirable location, ready to welcome its next chapter.



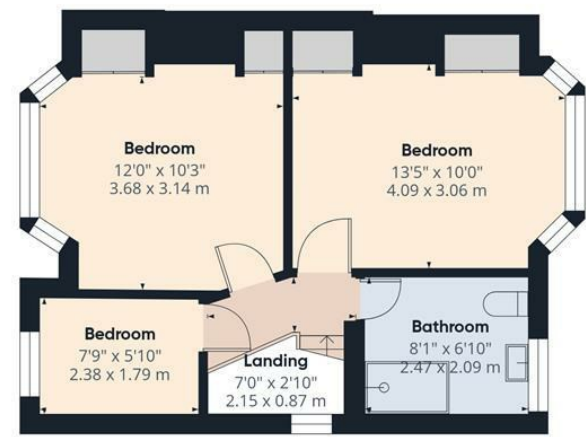
- A delightful three bedroom semi-detached house
- No onward chain
- Modern kitchen
- Bright and airy lounge over-looking the lawned rear garden
- Spacious dining room
- Two double bedrooms and a single bedroom
- Off-street parking and a single garage
- Beautiful lawned garden with patio area and greenhouse



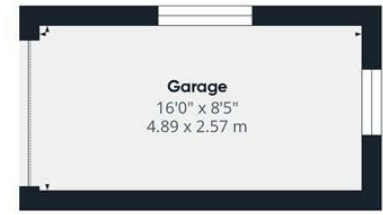




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
964 ft²
89.5 m²

(1) Excluding balconies and terraces

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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