46 Kildonan Grove, Frecheville, Sheffield, S12 4WX

Saxton Mee

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Frecheville

Guide Price

£350,000

GUIDE PRICE £350,000–£375,000

Offering an impressive amount of space across three floors, this substantial four-bedroom detached family home provides incredibly versatile accommodation, generous room sizes and fantastic far-reaching views to the rear.

Extending to approximately 1,611 sq ft, the property offers a flexible layout with plenty of space for both everyday family life and home working.

The main living accommodation is positioned on the first floor, where the spacious kitchen and dining room is a particular highlight. Fitted with a range of contemporary units and offering plenty of room for dining, this bright space enjoys fantastic far-reaching views to the rear, with doors opening outside. Also on this floor is a generous separate living room, together with a useful utility/pantry and WC.

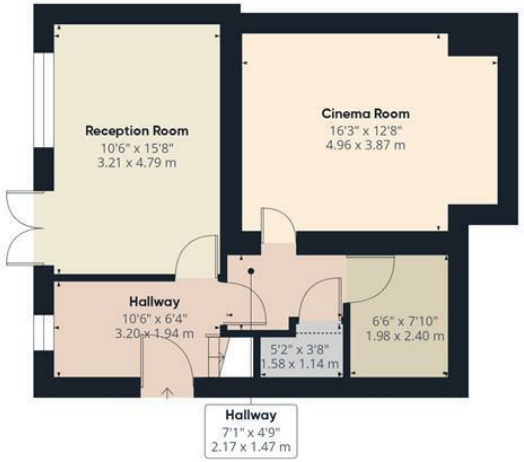
A real feature of the property is the additional space available on the ground floor. There is a large cinema room, a second reception room, a generous storage room and an unusually spacious hallway. These areas offer plenty of flexibility and could be adapted as home offices, a playroom, snug, guest space or additional living accommodation to suit the next owner's needs.

To the second floor are four bedrooms, including a generous principal bedroom with en-suite shower room, together with the family bathroom.

Outside, the property benefits from off-road parking to the front and an enclosed rear garden with paved seating areas. There is also a detached garden room, providing another useful space for home working, hobbies or relaxing.

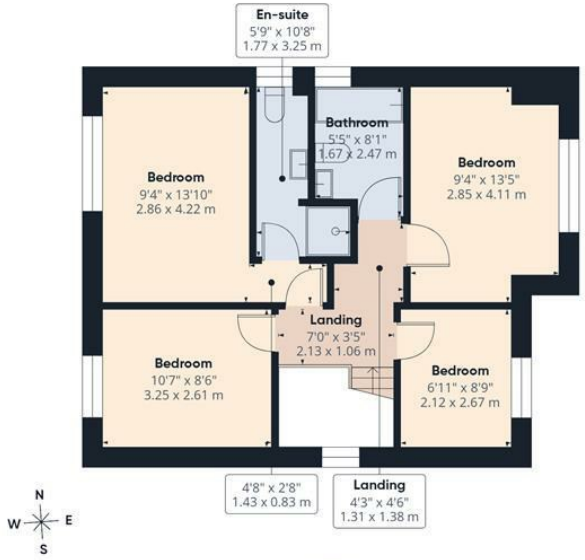
Well presented throughout and offering considerably more space than initially meets the eye, this is a fantastic family home with a flexible layout, lovely views and an abundance of usable space. An internal viewing is highly recommended.

- Substantial Four Bedroom Detached Family Home
- Approximately 1,611 Sq Ft of Accommodation
- Versatile Living Space Arranged Over Three Floors
- Spacious Kitchen & Dining Room with Far-Reaching Views
- Generous Separate Living Room
- Cinema Room & Additional Reception Room
- Principal Bedroom with En-Suite
- Off-Road Parking & Enclosed Rear Garden



Ground Floor

Floor 1



Floor 2

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Approximate total area(1)

1611 ft²

149.8 m²

Reduced headroom

15 ft²

1.4 m²

(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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