



2b Main Avenue, Totley, Sheffield, S17 4FG

Saxton Mee

2b Main Avenue Totley

Guide Price

£650,000

Guide Price £650,000 to £675,000

Situated in the heart of Totley, this substantial five double bedroom, three bathroom detached family home enjoys a fantastic location within the catchment for highly regarded schools and just a short distance from the breathtaking Peak District National Park. Offering spacious and versatile accommodation over three floors, this is a wonderful home perfectly suited to modern family living.

The property is entered via a welcoming reception hall with a cloakroom/W.C. There is a generous sitting room and a well-appointed kitchen fitted with a range of integrated appliances, opening into the dining area and a superb family/garden room with double doors leading onto the rear garden, creating the ideal space for everyday family life and entertaining. A separate utility room and integral garage with electric up-and-over door complete the ground floor.

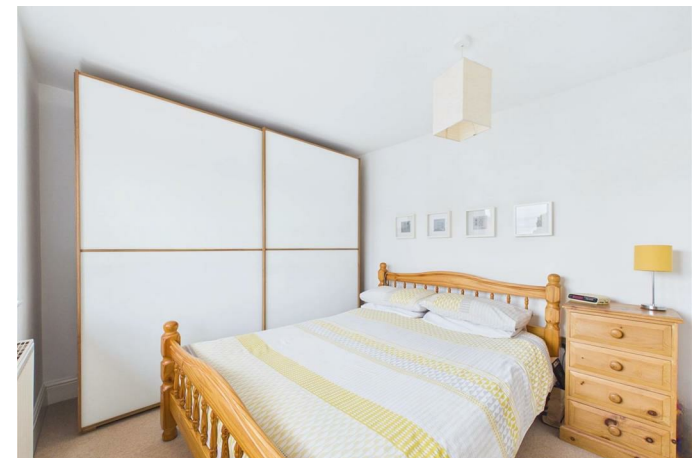
To the first floor is an impressive principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom. The second floor provides a fantastic studio-style double bedroom with its own en-suite bathroom, making it ideal for guests, teenagers or those working from home.

Outside, the block-paved driveway provides extensive off-road parking and access to the integral garage. To the rear is a private south-westerly facing garden with a generous Indian stone patio and lawn, providing the perfect setting for relaxing or entertaining.

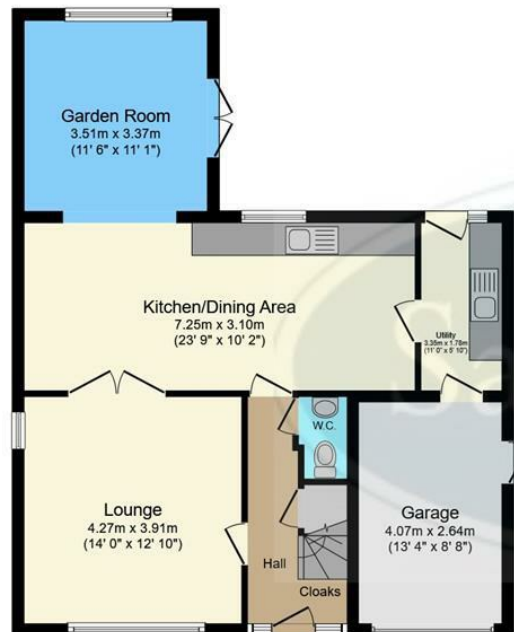
Located at 2B Main Avenue, Totley, the property is ideally placed to enjoy everything this highly desirable suburb has to offer. Excellent local shops, cafés and amenities are all within easy reach, along with regular public transport and Dore & Totley railway station. Abbeydale Sports Club, local golf courses and countless walking and cycling routes are nearby, while the stunning scenery of the Peak District National Park is just moments away, offering an exceptional lifestyle for families and outdoor enthusiasts alike.



- Impressive 5 bedroom 3 bathroom detached family home
- Large living kitchen area, dining area leading through to garden / family room
- First floor 4 double bedrooms, master bedroom with ensuite shower room
- Second floor large studio double bedroom with ensuite bathroom
- Block paved frontage with extensive parking and integral garage
- Excellent catchment area for schools
- Walking distance of the beautiful open countryside of the Peak District
- An internal inspection an absolute must to do full justice
- Indian stone rear entertaining area
- Viewing via Banner Cross office

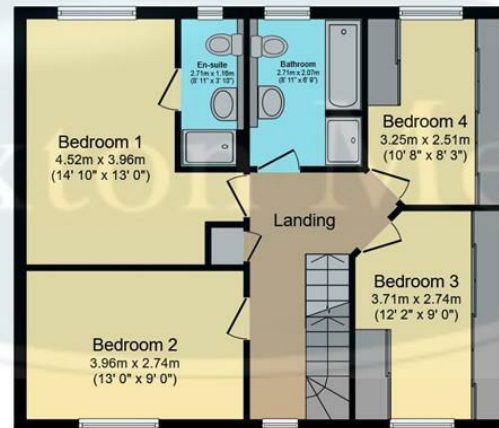






Ground Floor

Floor area 77.1 sq.m. (830 sq.ft.)



First Floor

Floor area 64.6 sq.m. (695 sq.ft.)



Second Floor

Floor area 35.0 sq.m. (377 sq.ft.)

Total floor area: 176.7 sq.m. (1,902 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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