



40 The Grove, Totley, Sheffield, S17 4AS

Saxton Mee

40 The Grove

Totley

Guide Price

£410,000

GUIDE PRICE £410,000 - £420,000

An immaculately presented, larger than average, three double bedroom semi-detached home located in the sought after residential area of Totley, enjoying a fabulous backdrop and views across adjoining woodland.

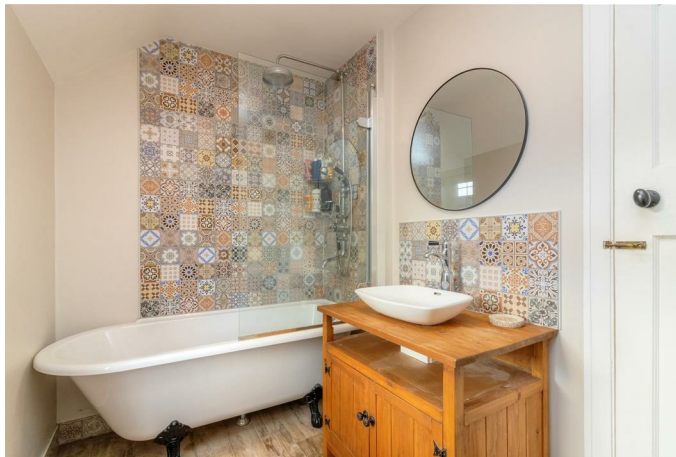
Briefly the accommodation comprises: A welcoming entrance porch leading into the hallway and in turn the main family lounge with central fireplace, picture rail and coving. Separate dining room with bay window and a door into the fitted kitchen having a range of units, integrated oven, four ring gas hob and space for a fridge. Adjoining the kitchen is access into the garage, which is currently used as a gym. First floor: Three double bedrooms and a modern, recently fitted family bathroom with roll top bath and shower over, wash hand basin and W.C.

To the lower ground floor is a utility room, garden store room and a further large basement store room ripe for further conversion.

The property is situated towards the end of this quiet no through road and enjoys a fantastic sized plot which takes in fantastic countryside views. The garden is mainly laid to lawn with a range of established trees and plants. There is a delightful raised sun terrace with electric canopy above.

- Three Double Bedrooms
- Extensive Garden Of Approximately 0.15 Acres
- Stunning Countryside Backdrop
- Off Street Parking And Garage
- Outstanding Local School Catchment
- Close To The Peak District National
- EPC Rating: E
- Council Tax: Band C
- Tenure: Freehold
- Viewing Via Banner Cross Office







Lower Ground Floor



Ground Floor



First Floor

Total floor area 149.9 m² (1,614 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

