



5 Holyrood Avenue, Lodge Moor, Sheffield, S10 4ND



5 Holyrood Avenue

Lodge Moor

Offers Over

£825,000

A stunning, generously proportioned five-bedroom, three-bathroom detached family home, set within an exclusive development in the sought-after area of Lodge Moor. Just a short walk from beautiful open countryside and within easy reach of the Peak District National Park, this exceptional property combines spacious living with an enviable location.

Residents benefit from access to a private communal park, incorporating a children's playground and football/basketball court, providing a safe and attractive space for families to relax and children to play.

This superb home has been beautifully maintained and comprises: entrance porch leading to a spacious reception hall with WC and three cloak cupboards. A versatile snug room, currently designed for home working, sitting room featuring a statement fireplace and French doors opening onto the rear garden, separate dining room also benefitting from French doors to the garden, alongside a living kitchen with central island, adjacent dining and family areas and further French doors to the rear garden. A practical utility room completes the ground floor.

Upstairs the generous landing leads to a delightful sitting area, currently used as a music room, offering flexible family space. The luxurious master bedroom suite features a dressing room and en suite shower room. There are four further well-proportioned bedrooms, one of which benefits from an en suite shower room, plus a beautifully appointed family bathroom.

Outside, to the front, a double-width driveway provides ample off-road parking and leads to an integral double garage with electric doors. The rear garden is a true highlight-private, tranquil, and expertly landscaped to create distinct areas for relaxing and entertaining.

Situated in a highly regarded school catchment area, the property offers convenient access to local amenities, as well as major hospitals and universities in Sheffield.

This is a rare opportunity to acquire an outstanding family home!

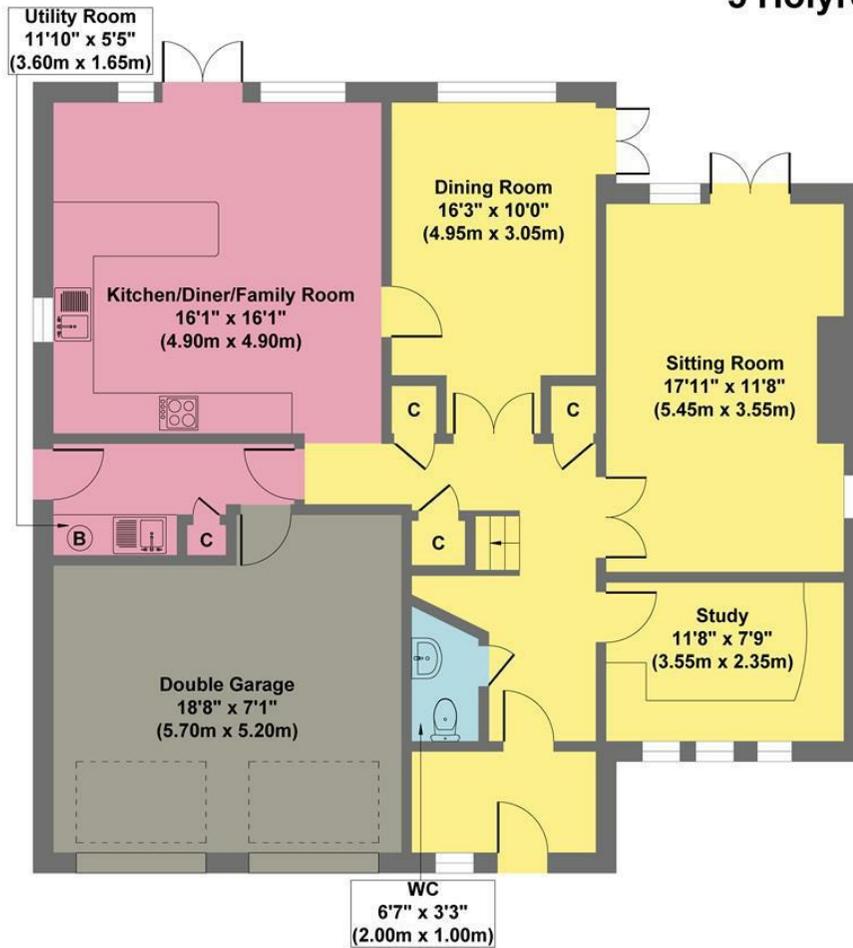


- Stunning five-bedroom, three-bathroom detached family home on an exclusive development in Lodge Moor
- Short walk to open countryside and within easy reach of the Peak District National Park
- Access to a private communal park
- Spacious reception hall with WC, three cloak cupboards and utility room
- Sitting room, separate dining room and living kitchen all with french doors leading to the garden
- Additional reception room currently used as a home office/study offering flexible space
- Master bedroom suite with dressing room and en suite shower room
- Four further well-proportioned bedrooms, two with en suites, plus family bathroom
- Generous landing with additional sitting area
- Beautifully landscaped private rear garden plus double-width driveway and integral double garage with electric doors





5 Holyrood Avenue



Ground Floor
Approximate Floor Area
1284 sq.ft
(119.32 sq.m.)



First Floor
Approximate Floor Area
1125 sq.ft
(104.56 sq.m.)

Approx. Gross Internal Floor Area 2409 sq.ft / 223.88 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale

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.'