



4 Holts View, Carter Knowle, Sheffield, S7 2AE

Saxton Mee

4 Holts View

Carter Knowle

Offers Around

£525,000

A beautifully presented four double bedroom, two bathroom detached family home, situated in a great position on a small, exclusive private cul-de-sac with a lovely private aspect to the front. Located within a highly sought-after development, the property falls within the catchment area for the Ofsted Rated Outstanding Mercia Secondary School.

Offered for sale with no onward chain and early vacant possession, this superb residence has been thoughtfully extended into the former garage space to provide a spacious separate dining room, significantly enhancing the ground floor living space to match the generous accommodation upstairs.

The accommodation comprises: an inviting reception hall, a generously sized sitting room, an impressive extended dining room, and a stunning open-plan living kitchen. The kitchen is well-appointed with a range of integrated appliances, a central island, and flows seamlessly into a comfortable family seating area. Utility room and a WC.

On the first floor: a spacious master bedroom with en suite shower room, three further double bedrooms, and a well-appointed family bathroom.

Externally, the property benefits from excellent off-road parking for two vehicles, a neat front garden, and an attractively landscaped enclosed rear garden. The rear space is perfect for both relaxation and entertaining, featuring a paved terrace and a fantastic dedicated party/entertaining area.



- Superb Quiet Private Cul De Sac Position and Lovely Private Open Aspect to the Front
- Early Vacant Possession and Completed Chain
- Immaculately and Beautifully Presented Accommodation
- Extended into the Garage to Give a Large Dining Room
- Large Living Kitchen with Adjoining Family Area
- Downstairs WC and Utility Room
- Master Bedroom with En Suite Shower Room
- Walking Distance of the Very Sought After Mercia Secondary School
- EPC Rating B
- Viewing: Banner Cross Office





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.'

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