



12 Abbey Lane Dell, Millhouses Park, Sheffield, S8 0BZ

Saxton Mee

# 12 Abbey Lane Dell

## Millhouses Park

Asking Price

# £495,000

FREEHOLD AND NO ONWARD CHAIN

This impressive four-bedroom, stone-built, semi-detached home offers an exceptional living experience over three floors, with no onward chain. Newly renovated throughout and designed to resemble a stylish London townhouse, this property provides a modern, sophisticated feel, blending city chic with family-friendly space. Tucked away in a peaceful cul-de-sac, it's set within a highly desirable and sought-after area.

Perfectly positioned for families, the property benefits from excellent schools nearby and is within walking distance of stunning and ancient Ecclesall Woods and popular Millhouses Park. Local shops, supermarkets, cafes, and amenities are close by, ensuring convenience for everyday living. Golf lovers will appreciate Beauchief Golf Course just around the corner, while outdoor enthusiasts will enjoy the Peak District National Park, a short 5-10 minute drive away.

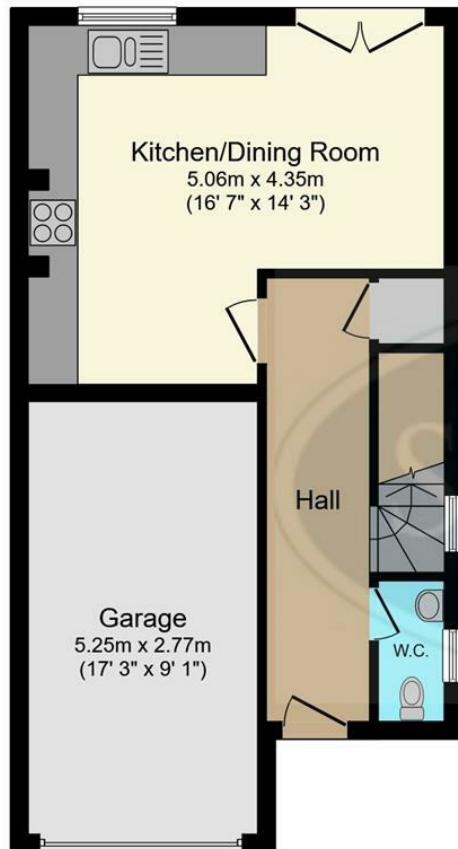
The home's layout comprises a spacious entrance hall, a convenient WC, a contemporary open-plan kitchen/dining area, a bright and airy lounge, four generously sized bedrooms, a family bathroom, an en-suite shower room, and ample storage throughout with two additional cupboards. Further advantages include an integral garage, off-road parking for two cars, and a private rear garden.

This property offers everything a growing family, couple, or professional could need—stylish living in a sought-after location with excellent local amenities and schooling. Early viewing is highly recommended to fully appreciate this unique and modern family home.

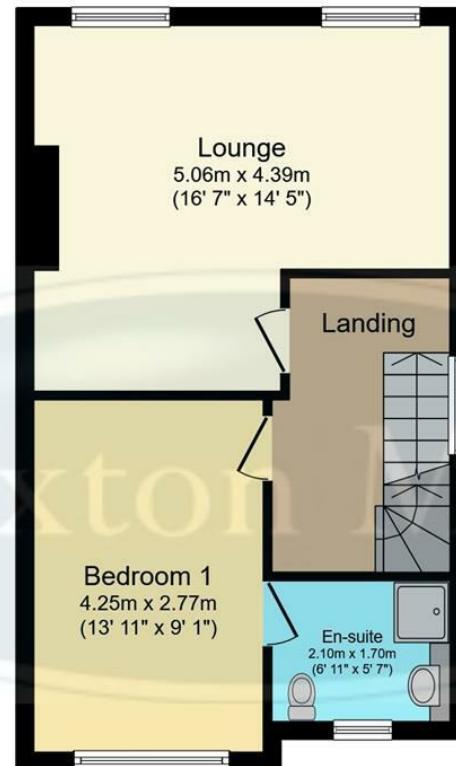


- Beautiful Cul-De-Sac location
- London Style Townhouse Semi-Detached
- Four Good Size Bedrooms
- En-Suite To The Master Bedroom
- Integral Garage, Parking For Two Cars On The Driveway
- Lovingly Decorated and Renovated Throughout
- Private And Enclosed Garden To The Rear
- Excellent Location - Within Easy Reach Of Ecclesall Woods, Millhouses Park and The Peak District
- Close To An Array Of Amenities
- EPC Rating: C

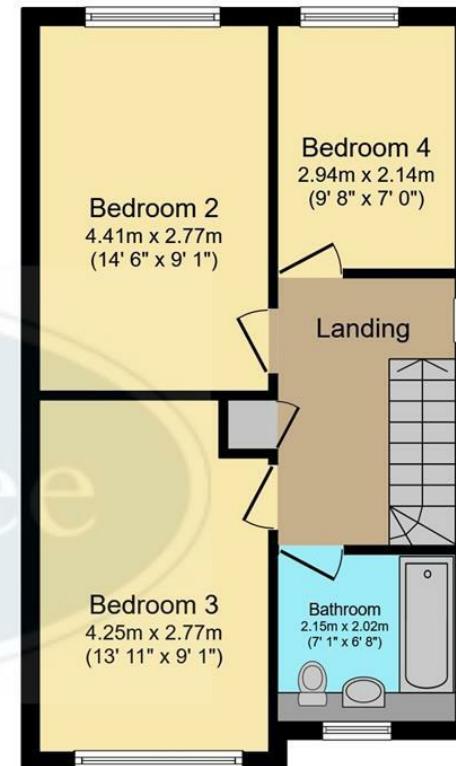




**Ground Floor**  
Floor area 45.9 m<sup>2</sup> (494 sq.ft.)



**First Floor**  
Floor area 43.1 m<sup>2</sup> (464 sq.ft.)



**Second Floor**  
Floor area 43.1 m<sup>2</sup> (464 sq.ft.)

**TOTAL: 132.2 m<sup>2</sup> (1,423 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](http://www.Propertybox.io)

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