



1 Grove Avenue, Totley, Sheffield, South Yorkshire, S17 4AQ

Saxton Mee

# 1 Grove Avenue

## Totley

Guide Price

# £550,000

GUIDE PRICE £550,000-£570,000

Rare opportunity to purchase this much-improved property at a fantastic price.

Beautifully positioned in the highly sought-after village of Totley, this fully renovated 1930s semi-detached home offers generous space, stylish interiors, and truly exceptional views—all at an outstanding price point.

The property now boasts a brand new kitchen, new flooring throughout, newly fitted bathrooms, and a new driveway, ensuring a move-in-ready experience for the next owners. It also benefits from full fibre optic broadband and spectacular views across to the Peak District, making it perfect for working from home.

Set behind a new entrance off Hillfoot Road, the home makes a striking first impression with a landscaped approach and spacious driveway leading to a timber-framed conservatory.

Inside, the ground floor has been thoughtfully redesigned to create a bright, open-plan dining kitchen—the heart of the home—ideal for both everyday living and entertaining. Opposite, a large sitting room with a wood-burning stove mirrors the kitchen's impressive outlook. Both spaces enjoy sweeping views across the valley and towards the dramatic moorland of Blacka Moor.

Arranged over three floors, the accommodation includes five bedrooms and two shower rooms, offering excellent flexibility for families, guests, or home working. The views only improve as you move up through the house, with the upper floors offering elevated, far-reaching panoramas that capture the surrounding landscape in all seasons.

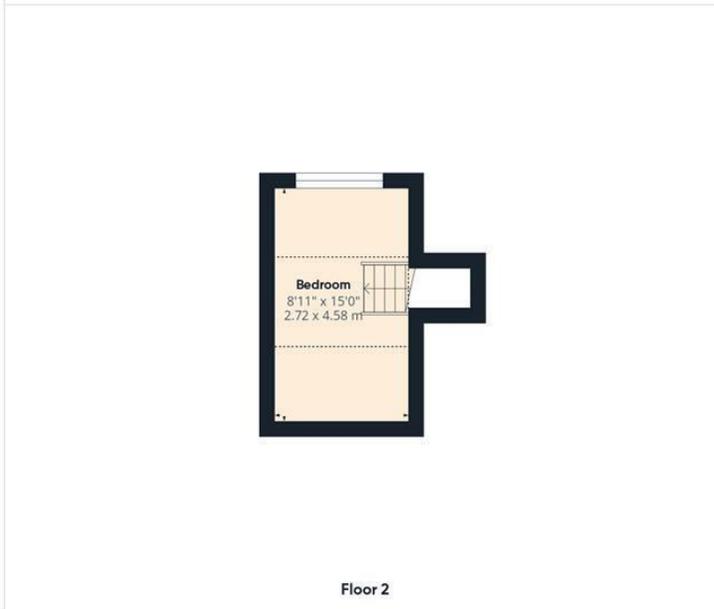
Located just six miles from Sheffield city centre, Totley combines easy access to transport links and local amenities with the beauty of the Peak District right on the doorstep. A range of shops, cafés, and acclaimed pubs are all within easy reach, making this a perfect home for those seeking both convenience and natural beauty.



- Vendors Open to offers. Beautifully updated 1930s semi-detached home in the highly desirable village of Totley
- Rare opportunity to purchase this much-improved property at a fantastic price
- Stunning living room with log burner and doors opening onto the dramatic views
- Five bedrooms and two shower rooms arranged over three floors, offering flexibility for family life, guests, or home offices
- Prime location near scenic countryside, village pubs, highly regarded local schools, and excellent transport links to the city centre
- Viewings highly recommended to appreciate the space and light on offer here
- Benefitting from a new kitchen, new flooring and newly fitted bathrooms
- Open-plan dining kitchen, thoughtfully redesigned as the heart of the home—ideal for modern living and entertaining
- Stunning views across the valley and towards Blacka Moor, with even more impressive panoramas from the upper floors
- Also benefiting from full fibre optic broadband







<b>Approximate total area<sup>(1)</sup></b>	
1224 ft <sup>2</sup>	
113.9 m <sup>2</sup>	
<b>Reduced headroom</b>	
79 ft <sup>2</sup>	
7.3 m <sup>2</sup>	

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

