



63 Rustlings Road, Endcliffe Park, Sheffield, S11 7AB

Saxton Mee

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Endcliffe Park

Guide Price

£675,000

GUIDE PRICE: £675,000-£700,000

Introducing an exceptional four bedroom end terrace residence on the highly sought after Rustlings Road, an address renowned for its unrivalled position opposite Endcliffe Park and within easy walking distance of Forge Dam, Bingham Park and the Botanical Gardens.

This remarkable home stands proudly as the only property on Rustlings Road boasting its own private driveway, offering a rare blend of convenience, luxury and character.

Set over four impressive floors, the property is flooded with natural light thanks to spectacular multiple bay windows and elegant sash windows that frame leafy views and enhance its bright, welcoming atmosphere. High ceilings and generously proportioned rooms create a wonderful sense of space, while tasteful décor and luxurious finishes elevate every level of this unique home.

The heart of the property features a bespoke fitted kitchen thoughtfully designed with style and functionality in mind as part of an open plan kitchen-dining area, perfect for entertaining.

Each of the four bedrooms offers excellent space and comfort, complemented by beautifully appointed living areas that capture the home's refined yet inviting feel.

Externally, the property benefits from a modern outdoor seating area, enhanced by stylish fenced panelling and offering space for additional storage.

Perfectly placed for family life, this stunning residence is surrounded by highly regarded schools and provides effortless access to the vibrant amenities of Ecclesall Road, as well as convenient transport links with regular bus routes into the city centre.

A rare opportunity to acquire one of Rustlings Road's most distinctive and desirable properties. Early viewings are strongly recommended to fully appreciate the scale, elegance and exceptional location of this incredible home.



- Exceptional Four Bedroom End Terrace with Multiple Bay Windows
- Stunning Uninterrupted Views Across Endcliffe Park
- Off-Street Parking and Modern Outdoor Seating Area
- Excellent Open-Plan Kitchen and Dining Area, Ideal for Entertaining
- Beautiful Living Room with Large Bay Window and Feature Fireplace
- Spacious Master Bedroom with Stylish En-Suite Shower-Room
- Family Bathroom with Freestanding Bath and Dual-Aspect Sash Windows
- Large Cellar Ideal for Additional Storage
- Sought After Location Close to Highly Regarded Schools, Parks, Shops and Cafes
- Viewing Is Highly Recommended





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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