



Ivy Cottage, 441A Sandygate Road, Sandygate, Sheffield, S10 5UD



# 441A Sandygate Road

## Sandygate

Guide Price

# £525,000

GUIDE PRICE: £525,000-£550,000

A beautifully and sympathetically extended and upgraded home with such style and flair and providing spectacular and modern contemporary living for the discerning buyer. An internal inspection is an absolute must to fully appreciate the attention to detail and the unbelievable fit out to each room and with very high-spec lighting.

Reception hall, bedroom four/family room, sitting room with media wall and feature fireplace, recess speakers and French windows leading out to a roof area and spectacular views. Lower ground floor, spectacularly large living kitchen with a high quality range of units, central island with Quartz worktop, dining area with family sitting/TV area, feature ceiling roof lantern giving excellent natural light, bi-fold doors leading out onto a terrace, utility room, cloakroom with w.c. On the first floor two bedrooms and luxury bathroom and separate shower with twin vanity unit, fully tiled and recess speakers. On the second floor stunning loft conversion with master bedroom with stunning views, recess lighting and speakers, freestanding bath to one end of the room being a lovely feature, fully fitted walk-in dressing room and ensuite luxury shower room.

Outside off-road parking to the front and to the rear, a great southerly facing garden, terrace/flagged entertaining area ideal for barbeques and summer living and lower landscaped garden area with great views.

In a good catchment area for first class schools, excellent amenities and hospitals, nearby sports clubs including Hallamshire Golf Club and Fulwood Tennis and Squash Club, and on the edge of the beautiful open countryside.



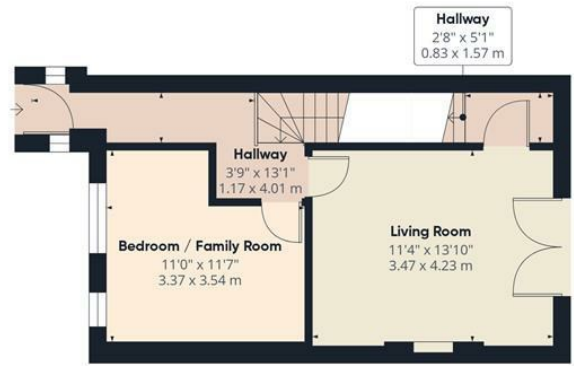
- Stunning four bedroom two bathroom semi-detached cottage
- Upgraded and extended to an unbelievably high standard
- Very stylish modern contemporary accommodation which is certainly one of the best I have been privileged to sell in over 40 years as a Southwest Estate Agent
- Stunning bespoke lighting to all rooms
- Stunning large basement conversion with large living kitchen, dining and family area
- Stunning loft conversion providing master bedroom with freestanding bath and ensuite dressing area and ensuite shower room
- Driveway with off-road parking and car charging point
- Oak and glaze bespoke staircase
- South facing garden to the rear with spectacular views
- Great location and excellent schools and other amenities



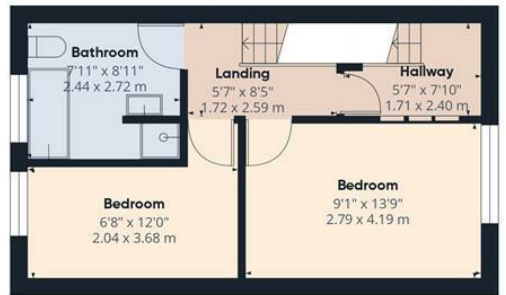




Ground Floor



Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**  
1419 ft<sup>2</sup>  
131.9 m<sup>2</sup>

**Reduced headroom**  
28 ft<sup>2</sup>  
2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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