



14 Overcroft Rise, Totley, Sheffield, S17 4AX



# 14 Overcroft Rise

## Totley

Offers Around

# £225,000

Situated on this small exclusive cul-de-sac in a very popular location on the edge of the open countryside of the Peak District a 2 double bedroom immaculate sympathetically upgraded and improved first floor apartment which must be viewed internally to be fully appreciated.

The property forms part of a small exclusive block of 4 apartments and has the benefit of having its own driveway and garage and private garden area and a further larger communal garden area with good aspect.

Ground floor entrance, staircase to first floor, hall area has a deep storage cupboard and also has loft access to great additional storage space, open plan living room with built in media area with recess for TV, feature fireplace and a range of built in shelving, opening through to the dining area and kitchen, well fitted out with a good range of units and breakfast bar area, a range of appliances including Bosch slimline dishwasher. Double bedroom 1 and double bedroom 2. Luxury bathroom with full suite and fully tiled.

Outside driveway providing off-road parking and integral garage with roller shutter door with radiator, private garden area to the front, side communal drying area and large communal rear garden with lovely aspect.

Overcroft Rise is ideally located for nearby shopping, public transport and amenities and good schools and within a stones throw of the spectacular open countryside of the Peak District.

Please note that some of the furniture and furnishings may be purchased by separate agreement.

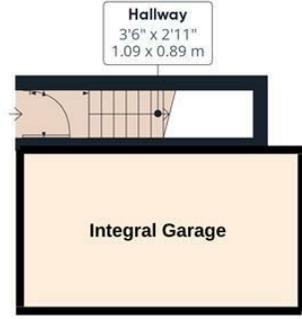
Ground rent and service charge £430 per annum.



- Exclusive small private cul-de-sac development
- Immaculate 2 double bedroom first floor apartment
- Internal viewing absolutely essential to appreciate the property which has been upgraded and improved to a high standard by current owner
- Lovely open plan living room and dining area and well fitted kitchen
- Lounge area with media wall
- Driveway providing off-road parking and integral garage
- Private garden and shared use of good sized communal garden
- Well placed for excellent amenities and walking distance of beautiful open countryside of the Peak District
- Certain furniture and furnishings may be purchased by separate agreement







Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
 530 ft<sup>2</sup>  
 49.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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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