



100 Sunnyvale Road, Sheffield, S17 4FB

Saxton Mee

100 Sunnyvale Road

Guide Price

£500,000

GUIDE PRICE £500,000-£525,000

Stunning Three-Bedroom Detached Home in Sought-After Totley

Situated in the highly desirable suburb of Totley, this beautifully presented three-bedroom detached home offers spacious and versatile accommodation, ideal for families and professionals alike. Enjoying a prime location close to a wide range of local amenities, highly regarded schools, excellent transport links and an abundance of green spaces, the property also provides easy access to the breathtaking Peak District National Park.

The ground floor features a welcoming entrance hallway, a generous living room with attractive bay windows, a convenient downstairs WC, and an impressive open-plan kitchen and dining room, creating the perfect space for modern family living and entertaining. The kitchen/diner offers excellent proportions and direct access to the adjoining garage.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom, alongside a contemporary family bathroom and landing area.

Externally, the property benefits from a substantial driveway providing ample off-road parking, a garage for additional storage or parking, and a mainly lawned garden, offering an attractive outdoor space to relax and enjoy.

Combining generous living accommodation with an enviable location, this superb home presents an excellent opportunity to acquire a detached property in one of Sheffield's most sought-after areas. Early viewing is highly recommended.



- Spacious and bright three bedroom EXTENDED detached property in the sought after area of Totley
- Modern open plan kitchen diner and living space, a wonderful social space
- Three good size bedrooms
- Good size plot with ample parking at the front and a single garage
- Downstairs WC
- Gorgeous views out towards the green rolling hills of Holmesfield and beyond
- Generous living room featuring attractive bay windows and plenty of natural light
- Ideally located close to local amenities, well-regarded schools, excellent transport links, green spaces and the Peak District National Park







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
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

