



35 Greystones Grange Road, Greystones, Sheffield, S11 7JH

Saxton Mee

# 35 Greystones Grange Road

## Greystones

Guide Price

# £595,000

GUIDE PRICE £595,000-£620,000

**WOW FACTOR!** Undoubtedly raising the bar for this type of property in South Sheffield, both in terms of quality and size, is this very rare opportunity to acquire an exceptional, four bedroom/two bathroom effectively extended family home located in this sought after residential area within walking distance of the vast amenities on Ecclesall Road and excellent local schools.

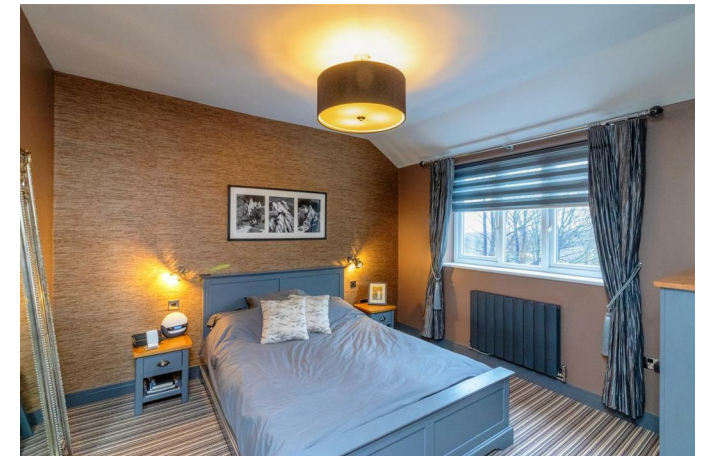
The property is finished to a very high standard throughout sublime attention to detail including remote operated velux windows, designer radiators and quality fittings throughout.

The accommodation briefly comprises: A welcoming entrance hallway. Bay windowed sitting room to the front. To the rear is a fabulous living kitchen measuring an impressive 8.55m by 7.08m with a range of quality fitted units, integrated double oven, hob, fridge/freezer and dishwasher. From the lounge and dining area, full width bi-folding doors lead onto a terrace overlooking the garden. Off the dining area is a further range of excellently designed fitted units maximizing the storage and side exterior door. Separate sitting room/home office, currently used as a beauty treatment room by the owners. To the lower ground floor is a useful utility room and workshop, ideal for storage and leading to a further useful storage crawl space. To the first floor is two generous double bedrooms, a further single bedroom three and principal bedroom suite with air conditioning, en-suite shower room and direct access into a dressing room / bedroom four. The family bathroom enjoys a stylish walk in shower, wash basin and W.C.

Externally, to the front is a driveway for two cars with EV charging point. The rear garden is an excellent space for entertaining and everyday family life providing a great deal of privacy with segmented areas including a raised terrace/balcony, decked area, lawn and established plants.



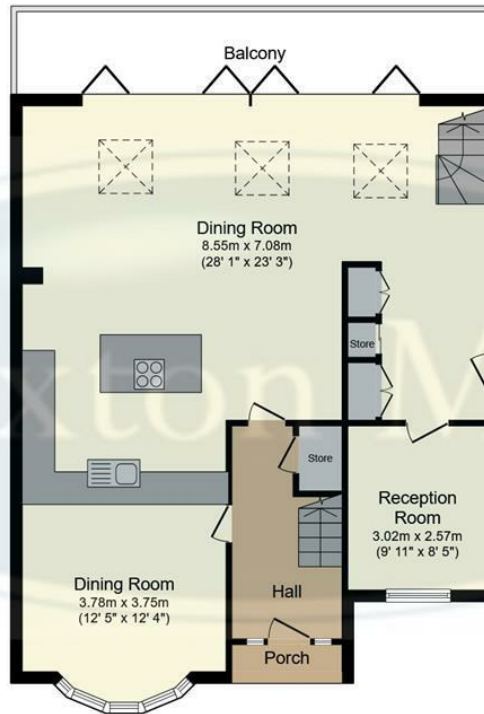
- Stunning Extended Four Bedroom Family Home
- A Rarity To Market Such An Exceptional Property
- Superb Living Kitchen With Bi-Folding Doors
- Excellent School Catchments
- Close To The Fashionable Ecclesall Road
- Easy Access Into The Peak District
- EPC Rating: C
- Council Tax Band:
- Tenure: Freehold
- Viewing Via Banner Cross Office







**Basement**



**Ground Floor**



**First Floor**

Total floor area 234.0 m<sup>2</sup> (2,519 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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