



115 Queen Victoria Road, Topley Rise, Sheffield, S17 4HU



# 115 Queen Victoria Road

## Totley Rise

Guide Price

# £580,000

GUIDE PRICE £580,000-£590,000

Located in this quiet position with fabulous far reaching views is this substantial five bedroom/two bathroom split level detached home occupying a substantial plot of approximately a third of an acre and offering versatile living accommodation.

The accommodation briefly comprises: Entrance hallway with access to the three double bedrooms, a further single bedroom/study and large family bathroom with bath, W.C, wash hand basin and tiling to the floor and walls. Loft space ideal for storage. A staircase opens into the lower ground floor enjoying a large family lounge with feature fireplace, a modern open plan dining kitchen having a range of contemporary units, integrated appliances and providing an excellent entertaining space. Garden room/sun lounge with direct access to the garden. Downstairs shower room and W.C. Downstairs bedroom five. Basement level providing further storage.

Outside there is ample off street parking with EV charging point and a detached garage and workshop/store beneath. The gardens are substantial in size with various different areas including a raised terrace perfect for entertaining, lawn, established plants and woodland.

The property has recently undergone a full scheme of upgrades including a full new roof, updating of the kitchen, landscaping of the exterior and re-plastering throughout.

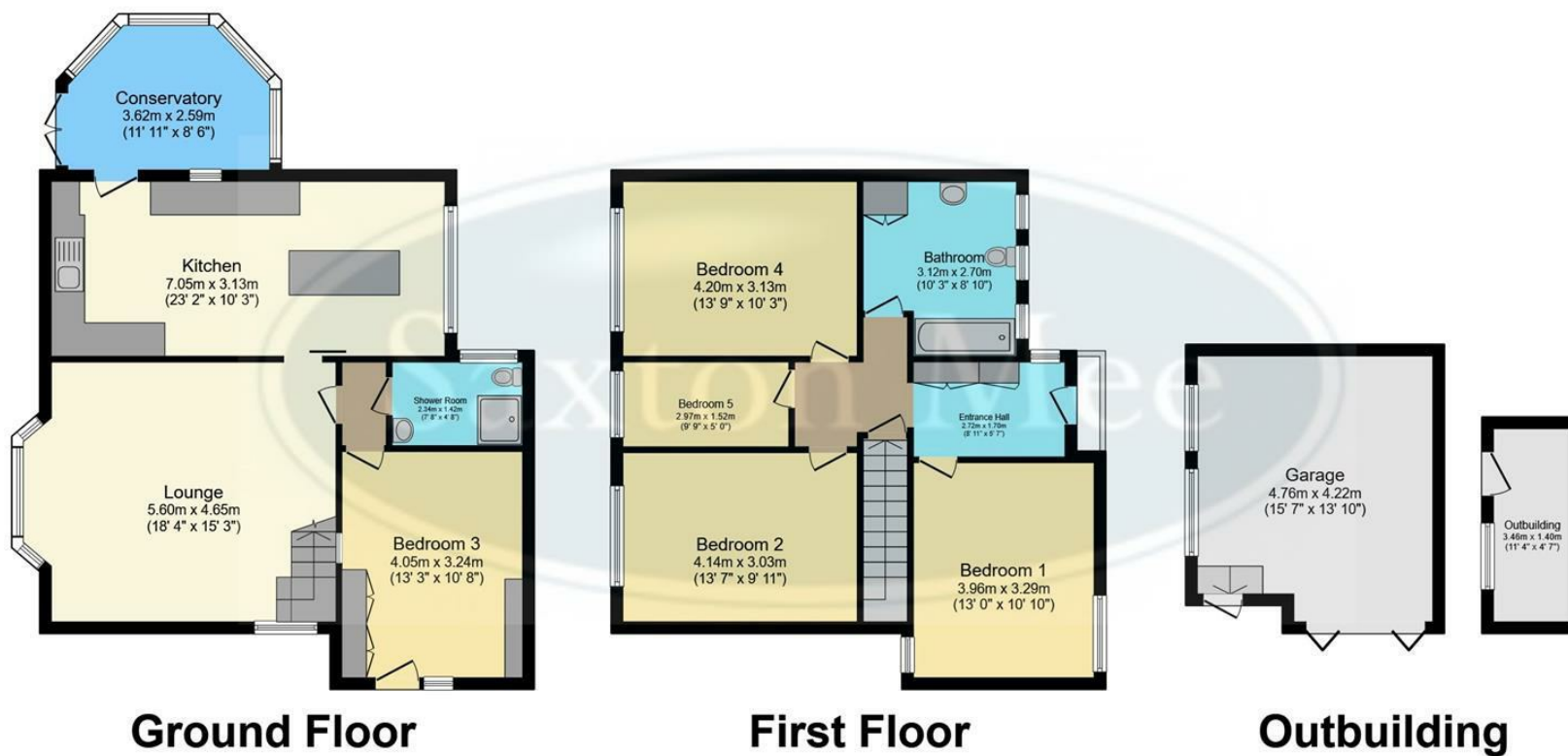
Totley Rise is a popular area within South West Sheffield having a wealth of amenities close by, excellent transport links, first class schooling options and easy access to the Peak District.



- Substantial Family Home With Large Gardens
- Well Presented Throughout
- Excellent School Catchment
- Close To The Peak District
- Wonderful Gardens With Private Woodland Approx 0.33 Acres
- Early Viewing Is Advised
- Split Level Modern Accommodation
- EPC Rating: D / Council Tax Band: E
- Tenure: Freehold
- Viewing Via Banner Cross Office







Total floor area 163.8 sq.m. (1,763 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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