



17 Bents Drive, Ecclesall, Sheffield, S11 9RN

Saxton Mee

# 17 Bents Drive

## Ecclesall

Offers Around

# £695,000

A superb opportunity has arisen for a purchaser to buy as seen and complete extending, updating and renovating this five double Bedroom, five Bathroom detached family residence, situated on this very popular road in an excellent suburb and on a level, south facing plot of approximately ¼ acre.

A discerning purchaser can create and fit out their dream home to the specification they both desire and require with approximately 2,800 sq. ft of accommodation. The property currently has full planning permission and building regulations approval.

The proposed accommodation, as per the plans, are to comprise; Entrance Hall, Cloakroom, Double Bedroom with Ensuite, large Living room opening through to a Garden room with Bi-fold doors, fantastic open plan living Kitchen with Dining area, Family area and Bi-fold doors. Walk in Pantry, Utility room and Garage. On the first floor three Double Bedrooms with Ensuites. Second floor Master Double Bedroom with Ensuite.

Outside there is a Driveway and Front Garden and Garage to the side. To the rear is a large Patio area and long South Westerly facing private level Garden.

Excellent local Schools, amenities and easy access to the Peak District National Park.

Planning Permission Reference 22/03959/FUL

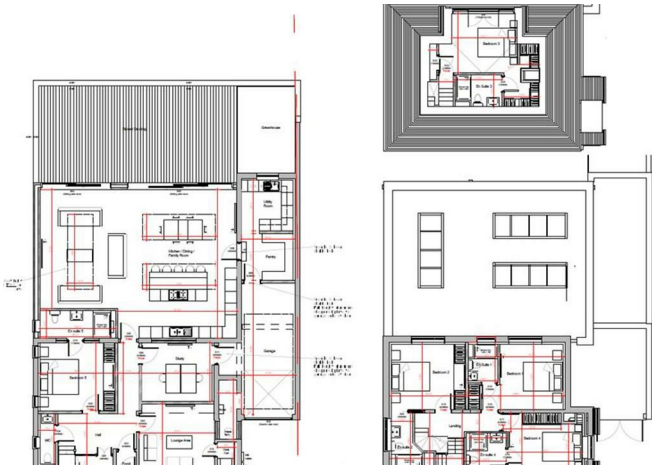


### Proposed 3D Front View

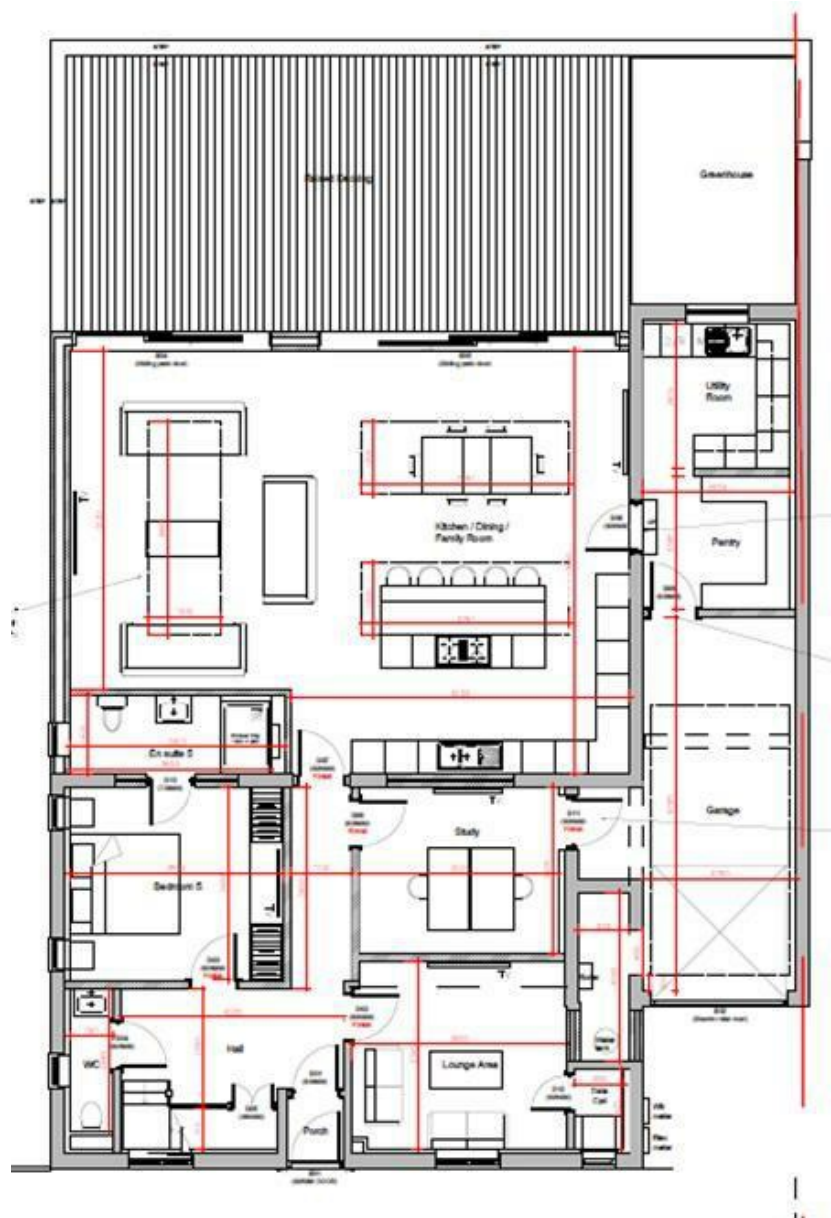
- Chance To Create Your DREAM HOME
- Fantastic Opportunity To Complete A Five Bedroom, Five Bathroom Detached Family Residence
- Large, Level, South Westerly Facing Site Of Approximately ¼ Acre
- Proposed Accommodation Approximately 2,800 Sq. Ft.
- Large Living Kitchen Of Approximately 800 Sq. Ft.
- Great Catchment Area For Schools
- Ground Floor Bedroom For Dependent Relative
- Easy Access To Peak District National Park
- Freehold
- Viewings Via Banner Cross Branch











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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
 T: 01246 290992  
 E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
 T: 01433 650009  
 E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
 T: 01629 815307  
 E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

