



18 Totley Hall Drive, Totley, Sheffield, S17 4BB

Saxton Mee

# 18 Totley Hall Drive

## Totley

Offers Around

# £625,000

A very well appointed, four bedroom/two bathroom family home located on this quiet cul-de-sac within a short distance of the Peak District, excellent local amenities and regular transport links to central Sheffield.

The accommodation briefly comprises: A welcoming entrance hallway with parquet flooring. Downstairs study/play room, ideal for those who work from home or require extra reception space. To the front is a large family lounge with central fireplace and surround. The hub of this fantastic family home is the open plan dining kitchen, located to the rear of the property and finished to a high standard with modern fitted units, porcelain tiled flooring, integrated double oven and induction hob, dishwasher and housing for an American style fridge/freezer. Separate utility room and downstairs W.C. To the rear is a delightful sun lounge over looking the garden.

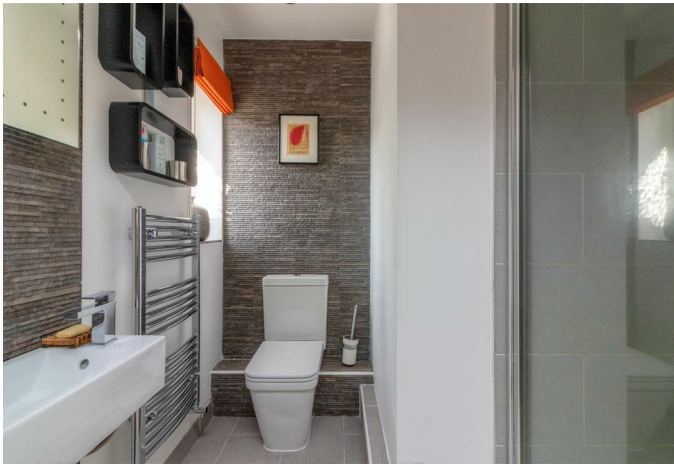
First floor: Master bedroom with en-suite shower room and three further double bedrooms, ideal for a family and offering various fitted storage solutions. Modern family bathroom with bath and shower over, wash hand basin and W.C. Loft space ideal for storage and having a pull down ladder.

To the front is a driveway providing ample off street parking and to the rear a good sized garden with patio seating area and mainly laid to lawn.



- Four Bedrooms And Separate Study/Play Room
- Quiet Exclusive Cul-De-Sac Location
- Close Proximity To The Peak District
- Excellent Local Amenities & Transport Links
- Early Viewing Is Advised
- Ideal Family Home With Ample Entertaining Space
- EPC Rating: D
- Council Tax: Band F
- Tenure: Freehold
- Viewing Via Banner Cross Office







### Ground Floor

Floor area 78.7 m<sup>2</sup> (847 sq.ft.)

### First Floor

Floor area 61.0 m<sup>2</sup> (657 sq.ft.)

**TOTAL: 139.8 m<sup>2</sup> (1,505 sq.ft.)**

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