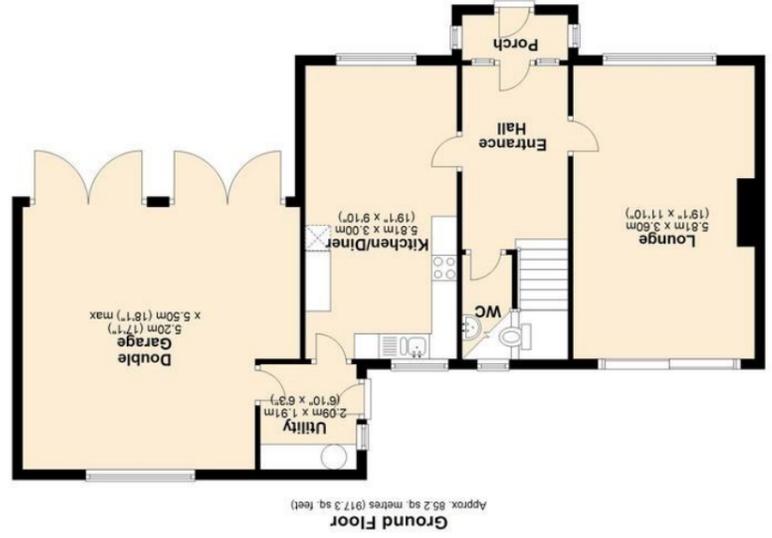


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

WWW.EPC4U.COM



Total area: approx. 137.0 sq. metres (147.4 sq. feet)
All measurements are approximate
Plan produced using Floorplan





3 James Andrew Croft | | Sheffield | S8 7SN Property Tenure: Freehold

A rare opportunity has arisen to take possession of this imposing four bedroomed double fronted detached family home. Being located on this exclusive and private Cul-De-Sac within the heart of Greenhill Village this property is ideally placed to take advantage of the wealth of local amenities as well as excellent transport links and its proximity to the ever popular Graves Park. The property has been tastefully finished throughout to offer a versatile range of accommodation that would perfectly suit growing families. Briefly consists of large entrance hallway, dual aspect lounge with views over the garden, spacious and well appointed kitchen/dining room, utility room, downstairs Wc, upstairs there are four great sized bedrooms and family bathroom. Outside is off road parking, large double garage and to the rear are well enclosed and very private rear gardens.



PROPERTY FEATURES

- IMPOSING DETACHED FAMILY HOME
- FOUR BEDROOMS
- DOUBLE GARAGE
- PRIVATE GARDENS
- PERFECT FOR GROWING FAMILIES
- DOWNSTAIRS WC
- UTILITY ROOM
- CLOSE TO GRAVES PARK
- REPUTABLE LOCAL SCHOOLS
- EXCELLENT TRANSPORT LINKS

£475,000

