



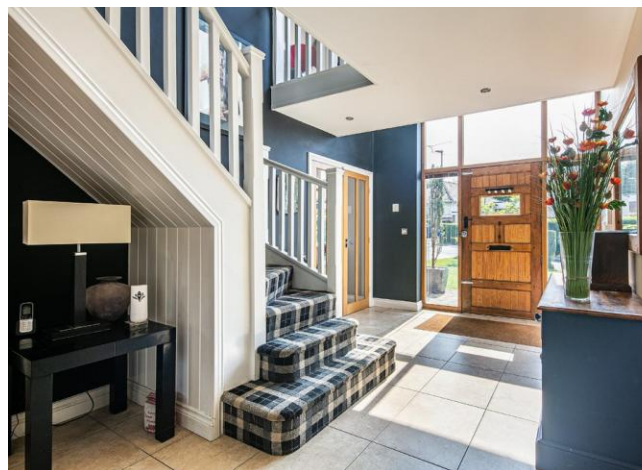
**22 The Quadrant, Totley, Sheffield, South Yorkshire, S17 4DB**



## 22 The Quadrant, Totley, S17 4DB

An exceptional property tucked away on a generous plot of approximately 1/3rd of an acre, commanding fine views over the valley towards Dore. This is a great family home with a unique design and a great balance of accommodation laid out over two floors including five bedrooms, two reception rooms and a fabulous, open plan kitchen which is ideal for entertaining. The immaculate interior is complemented by extensive gardens at the rear and the beautiful view is the icing on the cake! Totley is a superb place to live and raise a family, the two primary schools are rated as outstanding at Ofsted and feed into King Egberts that has the same rating. For those who love the outdoors there are two parks or scenic walking in Gillfield Woods and on the beautiful Blacka Moor. An abundance of restaurants and pubs combine to give the area a thriving social scene and for convenience there is an excellent range of local shops and speedy transport links into both Sheffield and Manchester.

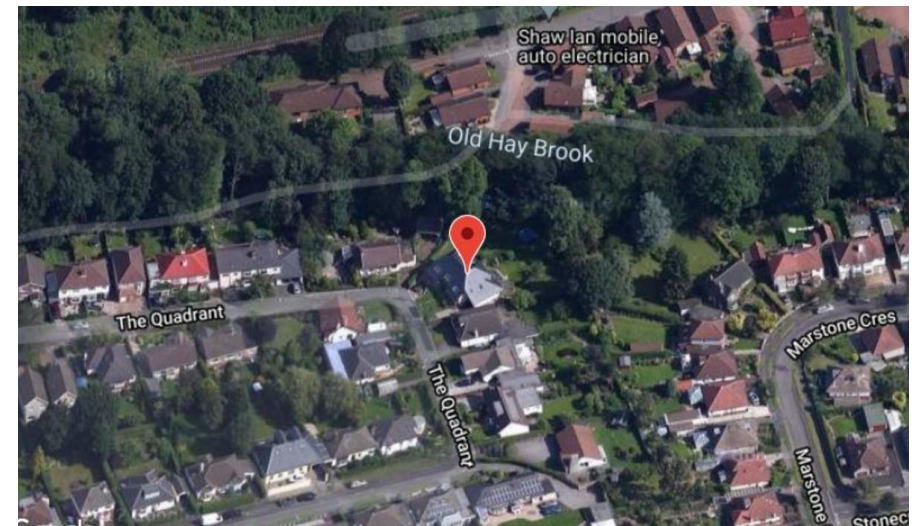
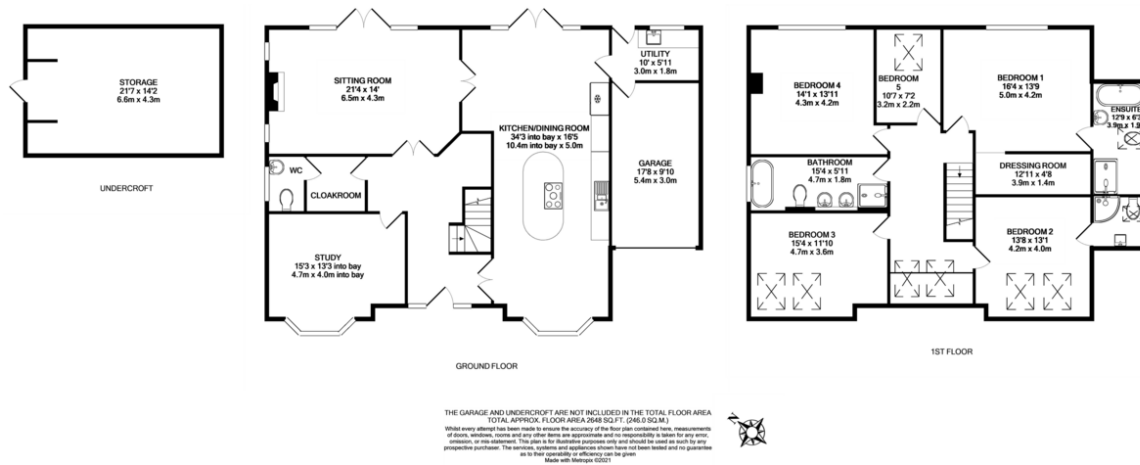
- Five bedrooms including four good doubles and a single that would make an ideal office.
- Welcoming reception hall with full height entrance providing a superb 1st impression.
- Large, open plan kitchen with Corian tops to the oval island unit and French windows to the deck.
- Versatile 2nd reception room with bay window and downlighters.
- Superb living room with excellent proportions.
- Utility room, separate walk through cloakroom and ground floor W.C.
- Three luxurious bathrooms including two ensembles.
- Two drives providing parking for several cars and an integrated single garage with electric door.
- Stunning gardens with generous decked area, pergola seating and undercroft storage for mowers











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