



## 105 The Meadows | Todwick | S26 1JG

Guide Price £675,000 to £695,000

Bell & Co are honoured to present this FIVE BEDROOM Detached home in the popular village of Todwick.

Set over numerous levels this home is simply stunning and would make the perfect family home.

The opportunity to acquire such a beautiful home like this doesn't come up very often!

- FIVE BEDROOM DETACHED HOME
- Substantial PLOT!
- Modern Throughout
- Perfect Family Home
- Set Over Multiple Floors
- South Facing Garden
- Owned Solar Pannels
- Gated Driveway



## Property Description

### FULL DESCRIPTION

Bell & Co are honored to present this FIVE BEDROOM Detached home in the popular village of Todwick.

Set over numerous levels, in brief the property comprises of an open, grand Entrance, spacious front facing Dining Room, LARGE OPEN PLAN LOUNGE with electric fire and surround, with beautiful bay window overlooking the tranquil garden. Large CONSERVATORY through patio doors. MODERN FAMILY FITTED KITCHEN with integrated appliances with plenty of cupboard and worktop space. TWO SPACIOUS PANTRYs, separate Utility Room which provides internal access into the double Garage and rear door providing access on to the rear patio area. The first floor houses the Master Suite with Ensuite with corner bath, wash basin, WC and fitted wardrobes including a dressing table and draws, with dual aspect windows this room beams with natural light. Within this level is also a further shower room with WC and wash basin. To the second floor are TWO DOUBLE BEDROOMS with storage cupboards within the eaves of the roof. Within the basement are TWO FURTHER BEDROOMS, one currently being used as an Office the other a Games Room. Separate WC with wash basin. To the front of the property is a large driveway providing off road parking for multiple vehicles, GRASSED AREA, entry into the double Garage with electric shutter door and side gate access to the rear of the property. Above the garage there is a large loft space which is fully boarded with loft ladder and light. To the rear of the property is a LARGE OPEN south facing garden with two areas, artificial grass and borders throughout, Patio area with outbuilding and to the top of the garden a gate opening on to a further patio area with water feature and greenhouse.

The opportunity to acquire such a beautiful home like this don't come up very often!

Close to all local amenities, transport links and schools, this property is in a prime location! Viewing is highly recommended to fully appreciate what this stunning home has to offer.

### PORCH

Bright and airy porch space.

### ENTRANCE HALL

Open entrance hall with stairs to the basement and first floor.

### LOUNGE

23' 8" x 19' 7" (7.21m x 5.97m) Large open plan lounge space with electric fire and surround.

### CONSERVATORY

13' 10" x 11' 10" (4.22m x 3.61m) Bright and airy conservatory with patio doors.

### KITCHEN

12' 10" x 12' 10" (3.91m x 3.91m) Modern kitchen with integrated appliances and wall and floor units providing plenty of storage space.

### UTILITY ROOM

12' 8" x 8' 1" (3.86m x 2.46m) Spacious utility room with plenty of storage space including two pantrys and access to the garage.

### WC

Modern WC.

### DINING ROOM

13' 10" x 9' 9" (4.22m x 2.97m) Front facing, spacious dining room.

### GARAGE

19' 2" x 14' 10" (5.84m x 4.52m) Large garage space.

### BEDROOM ONE

15' 0" x 12' 1" (4.57m x 3.68m) Large master bedroom with fitted wardrobes providing plenty of storage and ensuite.

### ENSUITE

7' 4" x 7' 4" (2.24m x 2.24m) Master ensuite with shower over bath, wash basin and WC.

**SHOWER ROOM**

7' 4" x 4' 7" (2.24m x 1.4m) Spacious shower room with walk in shower, wash basin and WC.

**SNUG/ OFFICE**

11' 4" x 8' 7" (3.45m x 2.62m) Multi-functional room currently being used as an office/snug.

**BEDROOM TWO**

15' 8" x 13' 4" (4.78m x 4.06m) Large, open second bedroom.

**WC**

WC with wash basin.

**BEDROOM THREE**

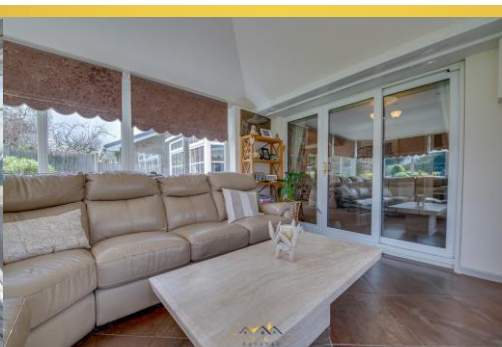
10' 8" x 10' 0" (3.25m x 3.05m) Bright third bedroom.

**BELL & CO ESTATES**

**GAMES ROOM/ BEDROOM**

20' 2" x 13' 3" (6.15m x 4.04m) Multi-functional spacious room currently being used as a games room.

**OPENING HOURS - Monday to Friday 9:00am - 5:30pm ~  
Saturday 9:00am – 12:00pm ~ Sunday closed**



BASEMENT  
411 sq.ft. (38.2 sq.m.) approx.

GROUND FLOOR  
1405 sq.ft. (130.5 sq.m.) approx.

1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.

2ND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 2520 sq.ft. (234.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

## Contact Details

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105, The Meadows  
Todwick  
SHEFFIELD  
S26 1JG

Energy rating

**B**

Valid until

**4 August 2029**

Certificate number

**0898-8020-7258-3121-2920**

Property type

Detached house

Total floor area

204 square metres

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