

EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



6B Grove Road, Totley, Sheffield, South Yorkshire, S17 4DJ

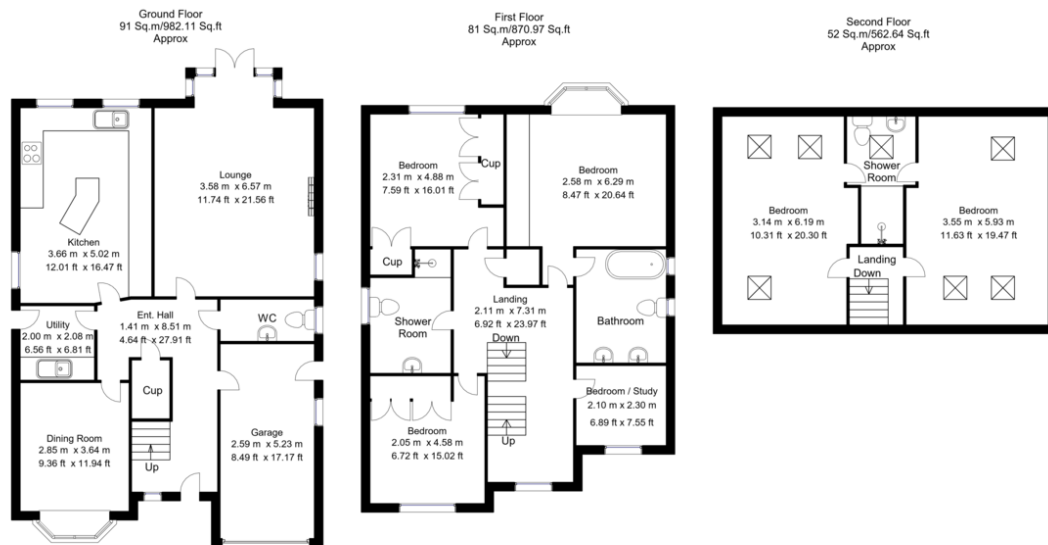
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Situated close to 'outstanding' local schooling and having a fabulous range of really well presented accommodation over three floors, this modern family home has generous proportions and stylish fittings throughout. The very desirable S17 location is popular with a broad range of buyer, families are drawn to the schools while those with a love of the outdoors appreciate the close proximity of the surrounding countryside and the numerous sports facilities. Both Dore and Totley also have numerous bars bistros and public houses providing food and refreshment to a thriving social scene and the local transport links can whisk you into the city centre in under half an hour or on to Manchester in under an hour. The property itself was typically constructed of sandstone in 1998 with attractive barge boards and dressed stone quoins giving a pleasing look to the façade and the internal finish has been upgraded since construction with gorgeous Travertine tiling and granite working surfaces.

- Electric gates opening to a block paved driveway and an integral garage with automatic door
- Substantial sitting room with modern fireplace and rear bay overlooking the garden
- Dining room with bay window
- Well appointed breakfast kitchen with luxurious limestone floor tiles and granite work tops
- Ground floor W.C and separate utility room
- Superb master suite with generous proportions and 5 further bedrooms
- Master ensuite with a Jacuzzi bath framed by elegant Travertine and a decadent wall mounted TV
- Family bathroom with contemporary fittings and a large shower enclosure
- Pretty rear garden with patio and lawn
- Gas central heating via a pressurised tank system and







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd 62018



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