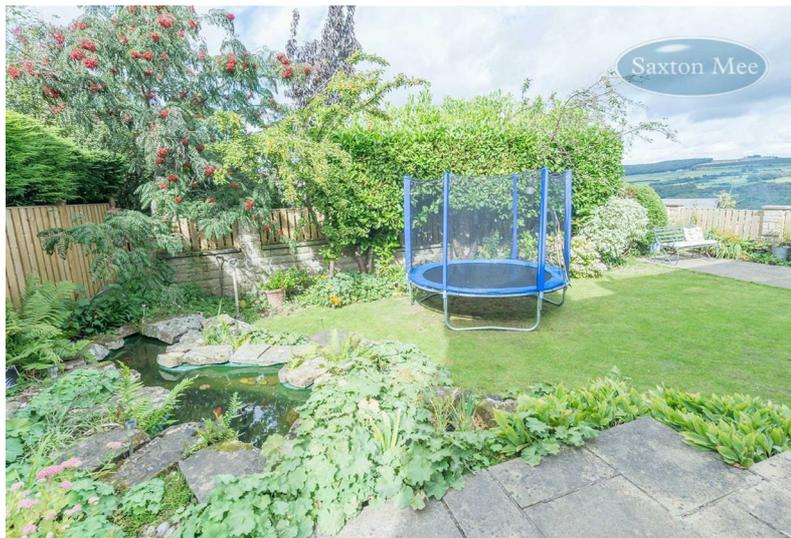


# Saxton Mee



**Towngate Grove Worrall Sheffield S35 0BE**  
**Price Guide £450,000**



## Towngate Grove

Sheffield S35 0BE

**Price Guide £450,000**

PRICE GUIDE £450,000-£475,000 **\*\*FREEHOLD\*\*** AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED OF THIS STUNNING FOUR DOUBLE BEDROOM DETACHED FAMILY HOME. Located in this quiet cul-de-sac position enjoying outstanding views, the property has double glazing and gas central heating. The accommodation briefly comprises; impressive hallway, well proportioned lounge with feature French doors taking in the breathtaking views, stunning open plan dining kitchen with bespoke French Sagne units to include many integrated quality fitted NEFF appliances, central island bar and feature French doors. Utility room with matching quality units. Downstairs WC. Upstairs: there are four excellent double bedrooms two with en-suite and built in wardrobes. In addition a family bathroom with free standing bath.

- BREATHTAKING VIEWS
- STUNNING OPEN PLAN DINING KITCHEN
- FOUR DOUBLE BEDROOMS
- QUIET CUL-DE-SAC LOCATION





## OUTSIDE

Outside: The property is set in a cul-de-sac position with a double width block paved driveway providing ample parking spaces. Double larger than average attached garage. Beautiful easily maintained gardens. Further garden and additional car parking spaces to one side of the property.

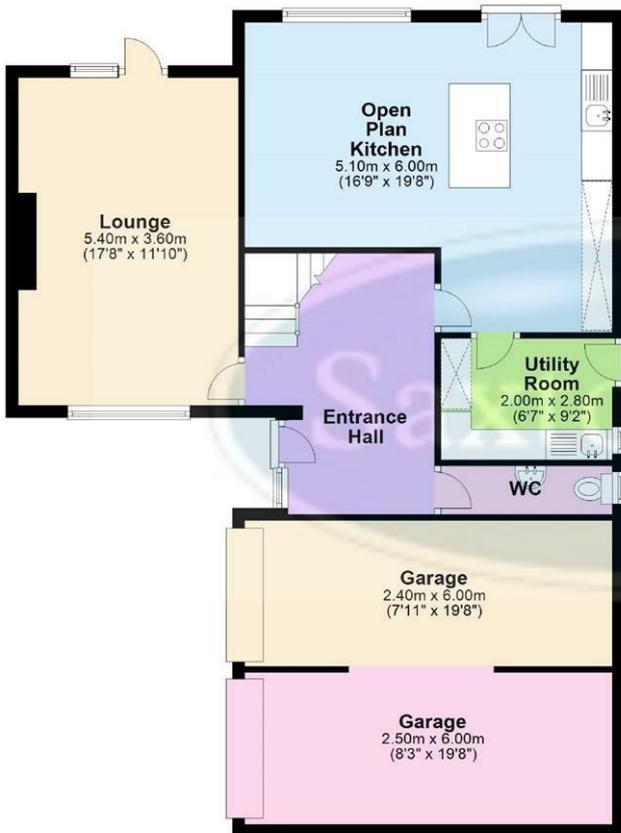
## LOCATION

Situated in the village of Worrall in this sought after location with beautiful rolling countryside a short walk away. Excellent local amenities. Catchment area for superb schools including Bradfield Secondary and Oughtibridge Primary. Easy access to Sheffield City Centre, Hospitals and Universities.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

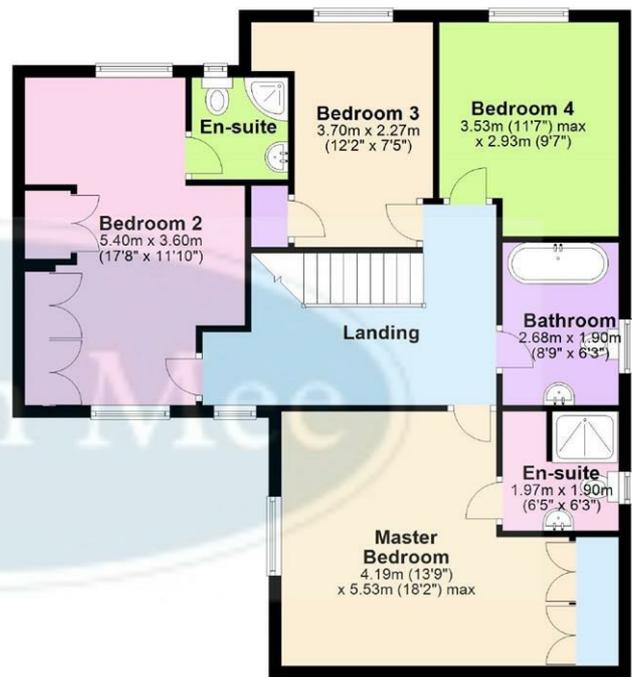
## Ground Floor

Approx. 97.8 sq. metres (1052.2 sq. feet)



## First Floor

Approx. 81.4 sq. metres (875.7 sq. feet)



Total area: approx. 179.1 sq. metres (1927.9 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.  
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-91) <b>A</b>		(81-61) <b>A</b>	
(81-61) <b>B</b>		(61-41) <b>B</b>	
(61-51) <b>C</b>		(41-21) <b>C</b>	
(51-41) <b>D</b>		(21-11) <b>D</b>	
(41-31) <b>E</b>		(11-1) <b>E</b>	
(31-21) <b>F</b>		(1-10) <b>F</b>	
(21-1) <b>G</b>		(1-10) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>70</b>	<b>80</b>	<b>64</b>	<b>74</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC