

**EADON LOCKWOOD & RIDDLE**  
SALES • LETTINGS • SURVEYS



33 King Edwards, Rivelin, Sheffield, South Yorkshire, S6 5SQ



# 33 King Edwards,

Rivelin, S6 5SQ

It's hard to pigeonhole this property but what we can tell you is that it is absolutely gorgeous! The attractive architecture is complemented by a 1st class finish throughout its deceptively spacious 2 floors of accommodation. This versatile property has retained much of its original charm and character including typically high ceilings from the Victorian era and features dressed stone Palladian columns on the rear elevation that allow for a covered seating area in the garden. When you combine the private garden with the immaculate and expansive communal grounds that include a residents' tennis court and gym, it is easy to see why this site has proved such a big hit over the years and appeals to a broad range of buyer. Located in this exclusive, gated development in the picturesque Rivelin Valley close to scenic walks, capturing a semi rural feel and yet conveniently situated only a short drive away from the centre of Sheffield and excellent local amenities in Crosspool.

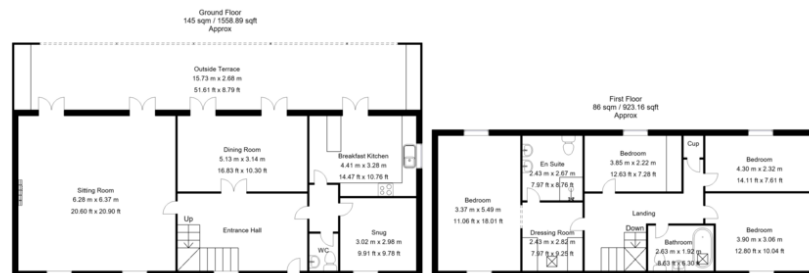
- Luxurious principal suite with frosted glass doors to the wardrobes and stylish ensuite wet room.
- Three further double bedrooms with immaculate décor.
- Two modern bathrooms all featuring top spec sanitary ware and elegant tiling framing the suites.
- Superb sitting room with excellent proportions and a certain feeling of grandeur.
- Cosy dining room, ideal for entertaining and offering a high degree of versatility.
- Additional reception room, used as a snug but ideal as a home office or playroom.
- Recently installed breakfast kitchen with underfloor heating and French windows to the garden.
- Welcoming reception hall and ground floor W.C.
- Allocated off road parking for three cars and additional guest spaces.
- Low maintenance gardens including a covered dining area and separate utility area.



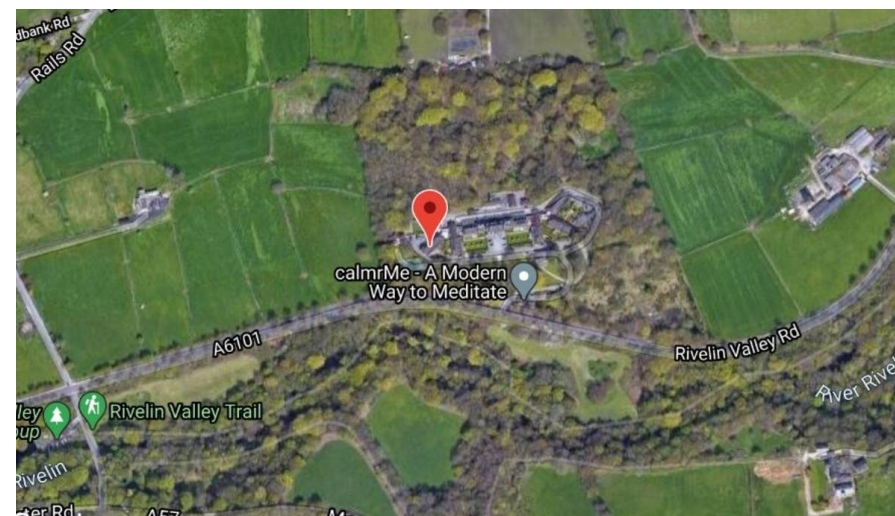








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Lic 620118



### Bakewell

3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

### Banner Cross

888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

### Dore

33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

### Hathersage

Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

### Rotherham

149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk



**EADON LOCKWOOD & RIDDLE**  
SALES • LETTINGS • SURVEYS

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.