



47 The Grove, Totley
Sheffield

Guide Price £500,000 - £525,000

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GUIDE PRICE £500,000-£525,000 Redefining the term contemporary open plan family living to the ground floor is this truly spectacular, three bedroom, two bathroom, semi detached home. Offering an incredibly rare opportunity to market for a property offers this size and style, number 47 enjoys a really deceptive feel from the front and hides a truly exceptional rear extension that enjoys bi-fold doors that give access to the rear and flood the room with natural light. With two superb floors of accommodation that total an impressive 1,457 sq feet, the property has been careful to retain the original period features, character and charm associated with a home from this era and blended them without compromise or expense to create this superb modern feel. Pitch perfect for the growing family market it goes without saying that viewing is a prerequisite to fully appreciate the size and style on offer. With driveway for two vehicles to Council Tax band: B

Tenure: Leasehold

- SENSATIONAL THREE BEDROOM TWO BATHROOM SEMI DETACHED FAMILY HOME
- INCREDIBLE REAR OPEN PLAN KITCHEN LIVING DINER WITH BI-FOLD DOORS GIVING ACCESS TO THE REAR GARDEN
- QUIETLY TUCKED AWAY ON THIS NO THROUGH ROAD IN THE VERY HEART OF ULTRA POPULAR TOTLEY
- TWO BEAUTIFUL FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,457 SQ FEET
- TOTLEY ALL SAINTS JUNIOR AND KING EGBERT SECONDARY SCHOOL CATCHMENTS BOTH RATED EXCELLENT
- WALKING DISTANCE TO THE PEAK DISTRICT THAT CAN







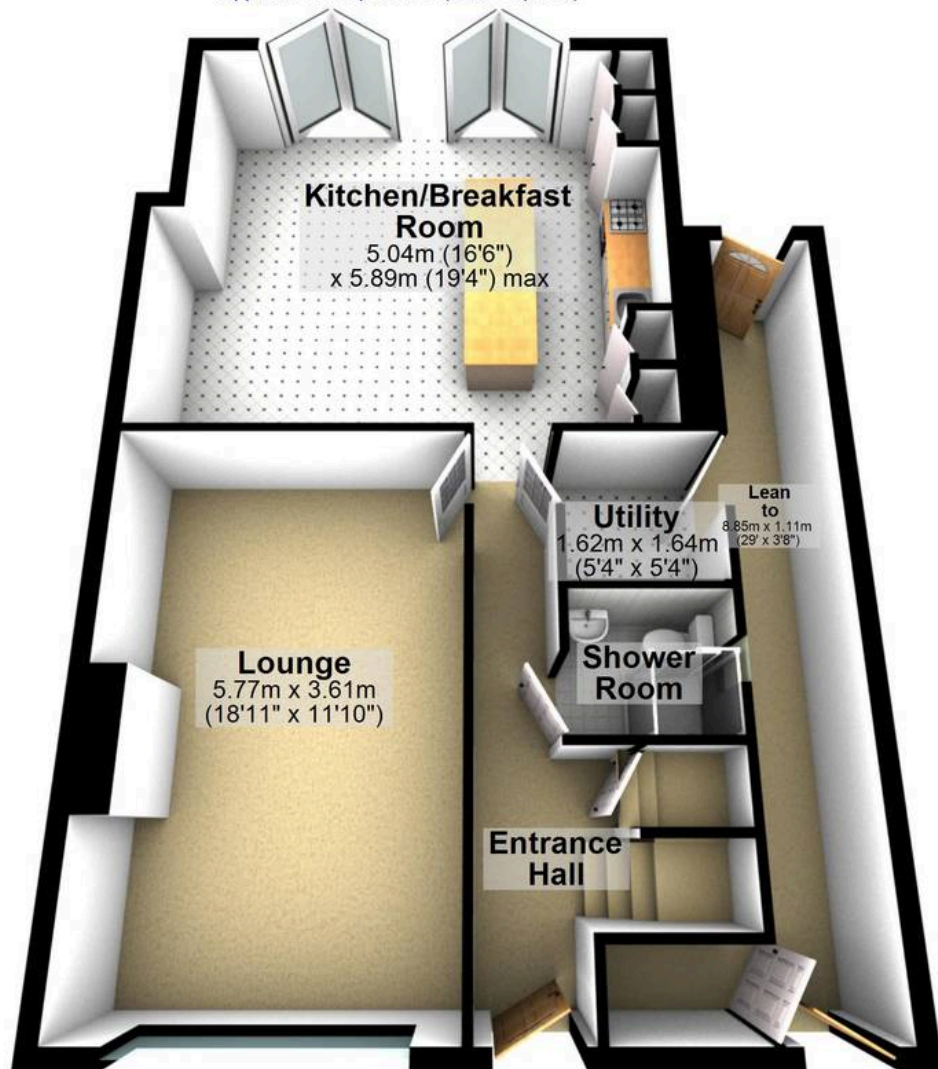
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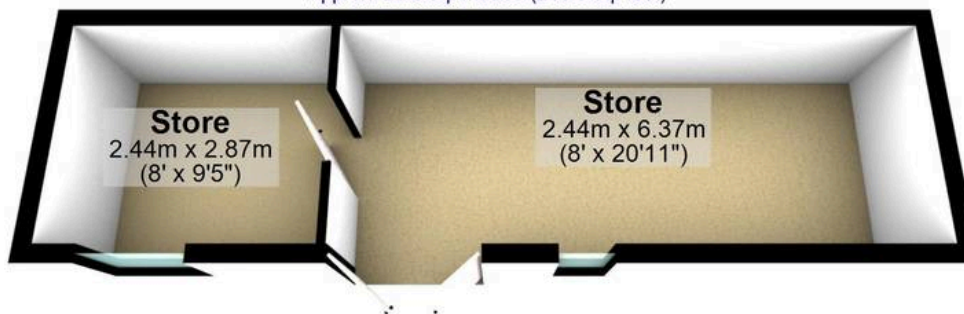
Ground Floor

Approx. 76.4 sq. metres (822.5 sq. feet)



Outbuilding

Approx. 22.8 sq. metres (245.3 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 135.4 sq. metres (1457.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.