



3 Stonewood Grove, Sandygate, Sheffield, South Yorkshire, S10 5SS

Offers In Region Of £389,950



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS

A beautifully presented detached 3 double bedroom property located on this exclusive development close to Hallamshire Golf Course. The property has been finished to a very high standard and includes a part converted, sound proofed garage currently utilised as a music room/home office and the 3rd bedroom is situated on the recently developed 1st floor (AUGUST 2016). The low maintenance, sunny gardens are also a delight with strategically placed decked areas catching the morning and evening sun, and a smart hot tub that may be available via separate negotiation.

VENDORS COMMENT - "Having lived here for twenty years, the main points we have enjoyed are the pleasant and friendly neighbours, close proximity to local shops and restaurants but most of all the peace and quiet is second to none. The only reason for the sale is to release equity from the property to retire and travel."



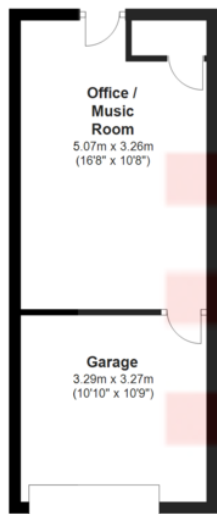
EADON LOCKWOOD & RIDDLE
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- 3 double bedrooms (1 on the 1st floor)
- Luxurious, Jack & Jill bathroom and uber modern 1st floor shower room
- Large living room & dining area
- Bespoke, hardwood fitted breakfast kitchen
- Reception hall
- Low maintenance gardens
- Block paved off road parking
- Garage at present split into a store for motorbike & a home office/sound proofed music room
- Leasehold - 200 years from 1984 at an annual ground rent of £75
- Timber double glazing & gas central heating via a combi boiler

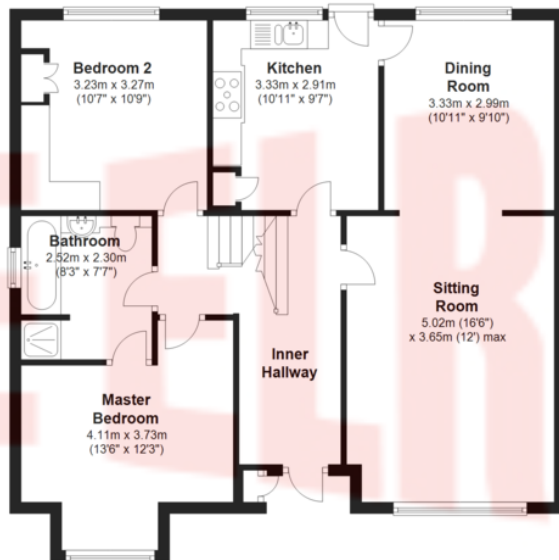




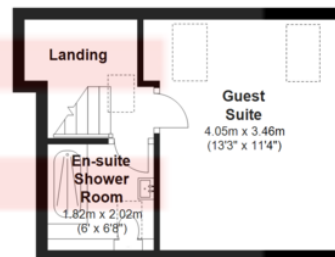
Basement
Approx. 27.6 sq. metres (297.2 sq. feet)



Ground Floor
Approx. 79.1 sq. metres (851.3 sq. feet)



First Floor
Approx. 21.3 sq. metres (229.4 sq. feet)



Total area: approx. 128.0 sq. metres (1378.0 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited.

Plan produced using PlanUp.

3 Stonewood Grove

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