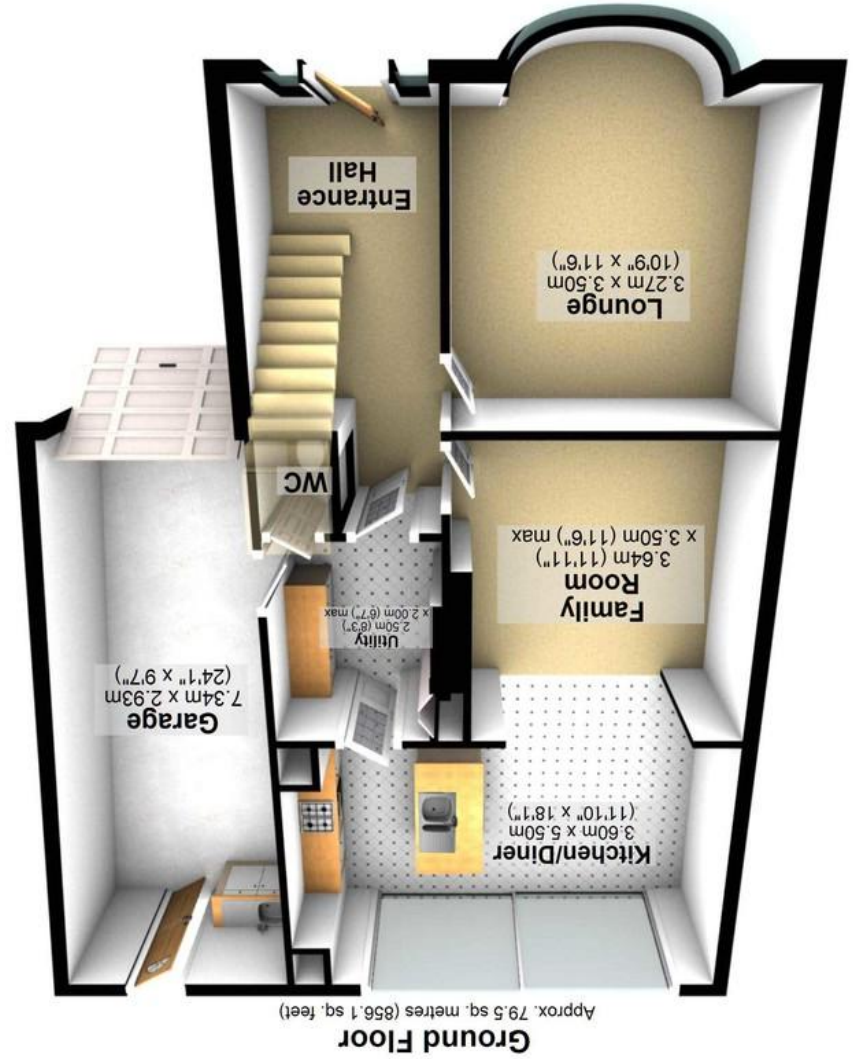


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
www.epca.gov.uk	



Total area: approx. 119.1 sq. metres (1281.8 sq. feet)
All measurements are approximate
Plan produced using PlanIt.





31 Cockshutt Avenue | Beauchief | Sheffield | S8 7DU Property Tenure: Freehold

Quietly tucked away on this no through cul de sac is this absolutely incredible, three bedroomed, bay windowed detached family home. With a fabulous rear extension already in place that offers the epitome of contemporary open plan living at its best along with full plans and planning permission in place to convert the existing loft to create a bespoke master suite. Flooded with a feeling of light and space throughout the two floors this property allows the buyers to future proof the house as the family grows. With ample off road parking, garage and rear southerly facing landscaped private garden this sensational home is pitch perfect for the growing family market looking to find a forever home. Located in the heart is this ultra popular residential suburb within easy access to numerous local amenities, top local schooling catchments are also on offer and The Peak District is right next door.



- PROPERTY FEATURES**
- FABULOUS THREE BEDROOMED DETACHED HOME
 - FULL PLANS AND PLANNING PERMISSION GRANTED TO CONVERT THE EXISTING LOFT TO A MASTER SUITE
 - QUIET CUL DE SAC POSITION ON THIS WELL SOUGHT AFTER ROAD
 - STUNNING REAR EXTENDED OPEN PLAN LIVING KITCHEN
 - OFF ROAD PARKING GARAGE AND REAR LANDSCAPED GARDEN
 - PERFECT FOR THE GROWING FAMILY MARKET
 - POTENTIAL TO FUTURE PROOF THE PROPERTY CREATING A FOREVER HOME
 - VIEWING ESSENTIAL TO SEE THE FINISH AND STYLE ON OFFER
 - TOP LOCAL SCHOOLING CATCHMENTS ON OFFER

