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ESTATE AGENTS

Marketing Preview















Greenside Troway, Sheffield, S21 5RU

£849,000

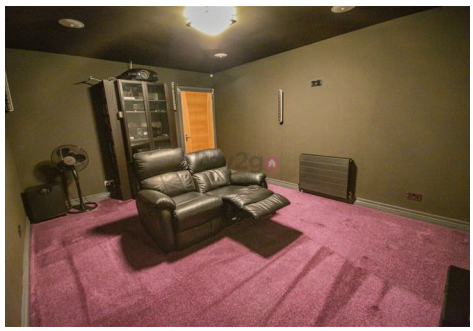
Bedrooms 4, Bathrooms 2, Reception Rooms 2




















NOT TO BE MISSED! WOODLAND INCLUDED! A rare and exclusive opportunity to purchase this four bedroom fully modernised detached bungalow situated on an extensive plot in one of Sheffield's most exclusive locationS, with approx 4.5 acres of woodland included! Offering high quality furnishings throughout, an extended kitchen/living area and two bathrooms. Also having a utility room, ample off road parking, a double garage and a workshop. A chance to buy a fully modernised bungalow, hidden away at the top of the Moss Valley conservation area, in the equestrian hamlet of Troway/Greenside. Tucked away down a quiet country lane, between Coal Aston / Marsh Lane / Ridgeway, is the rural oasis of tranquillity that is Troway. The location offers an idyllic setting as it is surrounded by fields, rolling hills, woodlands, footpaths and farmland enjoying stunning views. This is your chance to get the feeling of being, "miles from anywhere", without going right out into the Peak district, yet still being able to access Sheffield or Chesterfield in minutes. Close to a horse riding school and pony club which hosts events fortnightly.

SUMMARY

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HALLWAY

Enter via a composite door into the welcoming open hallway with part karndean/part carpeted flooring, four automatic lights and two radiators. Doors to the lounge, kitchen/living, four bedrooms, two family bathrooms and two storage cupboards.

LOUNGE 23'11" x 12'9"

A generous sized and bright reception room with white walls, carpeted flooring and a feature electric fire. Two ceiling lights and speakers, two radiators and three windows with countryside views. Patio doors to the rear.

KITCHEN/LIVING ROOM 19'8" x 21'0"

A large family space which is the heart of the home and a stunning kitchen fitted with ample modern high gloss wall and base units, granite worktops and splash back. Stainless steel circular sink with a drainer and hose mixer tap. Two integrated ovens, electric hobs and a feature extractor fan. Integrated dishwasher and integrated fridge/freezer. Breakfast bar and karndean flooring. Vertical radiator, two velux style windows and two windows to the rear with amazing countryside views. Door to the utility room.

UTILITY ROOM 8'7" x 7'9"

Fitted with wall and base units, marble worktops and splash back. Stainless steel sink with a drainer and mixer tap. Under counter space for a washing machine. Continued flooring, radiator and window to the rear. Composite door to the rear.

BEDROOM ONE 12'2" x 11'11"

A generous sized double bedroom with white walls, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front with countryside views.

BEDROOM TWO 15'7" x 12'0"

A good sized room which is currently used as a cinema room with ceiling speakers and carpeted flooring. Ceiling light and a radiator.

FAMILY BATHROOM 8'2" x 6'11"

Comprising of a bath, shower cubicle with an overhead shower, vanity wash basin and back to wall WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

BEDROOM THREE 12'3" x 12'0"

A large double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front with countryside views.

BEDROOM FOUR 7'2" x 12'5"

A fourth double bedroom with white walls and carpeted flooring. Ceiling light, radiator and obscure glass window.

FAMILY SHOWER ROOM 8'4" x 5'10"

Having a large walk in shower cubicle with a spa shower, vanity wash basin and back to wall WC. Spotlighting, chrome ladder style radiator and two obscure glass windows. Fully tiled walls and tiled flooring.

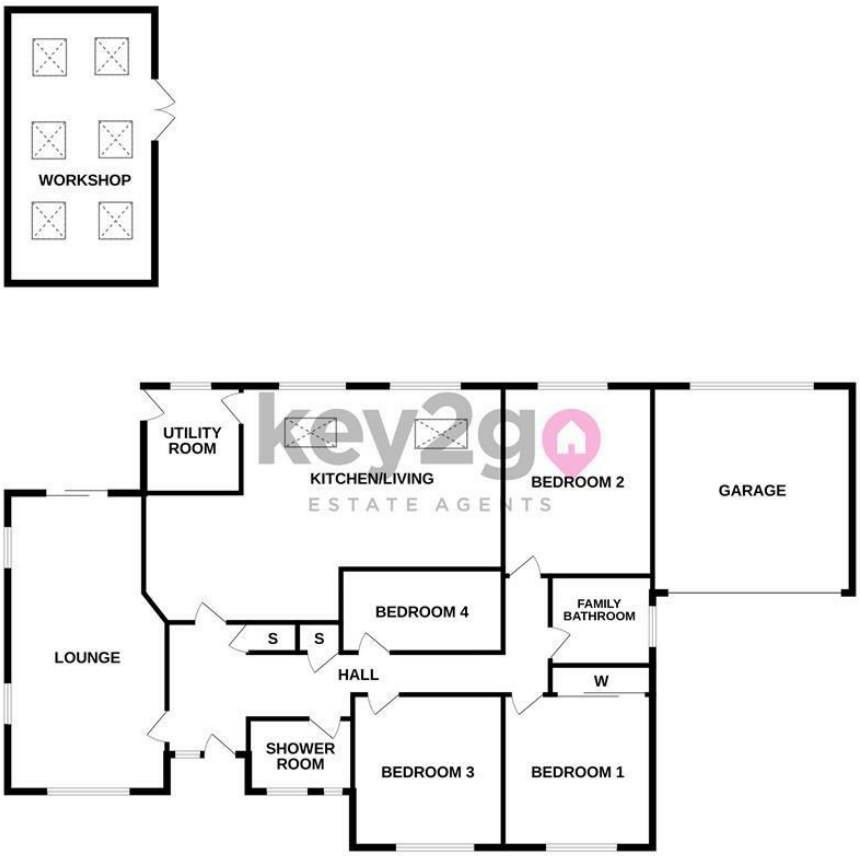
OUTSIDE

The property is situated on a large plot and has a driveway with off road parking for four/five cars and a double garage with power and lighting. Large lawn to the side with mature trees and shrubbery. A detached workshop offers flexible potential - perfect for a home office, studio, or hobby space. A patio to the rear which is perfect for entertaining. The grounds are beautifully maintained, reflecting the same high standards as the interior of the home. Included is approx. 4.5 acres (sts), which before the current owner bought it was a landlocked tangled mess that had not been neglected for 40+ years. After years of immense effort and care the wood is now accessible from a public footpath and has had a circular path made that weaves its way around what is now a tranquil wildlife sanctuary, across 2 streams over 5 bridges through masses of wild garlic and bluebells and past several waterfalls and through enchanting glades.
Words cant do it justice, you need to go around and soak up the peaceful calming atmosphere yourself, before you realise what a secret gem you could own.

PROPERTY DETAILS

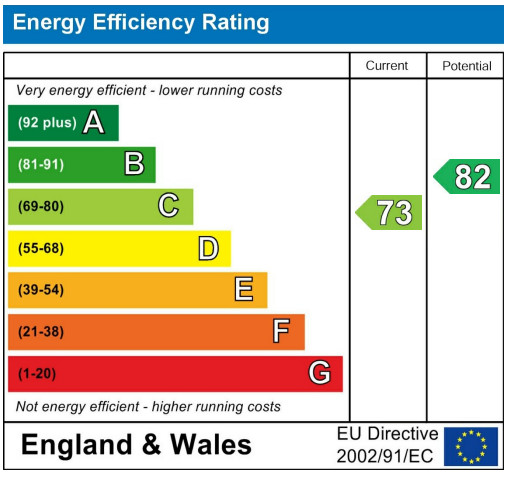
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND F - NORTH EAST DERBYSHIRE COUNCIL

GROUND FLOOR
2208 sq.ft. (205.1 sq.m.) approx.



TOTAL FLOOR AREA : 2208 sq.ft. (205.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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