

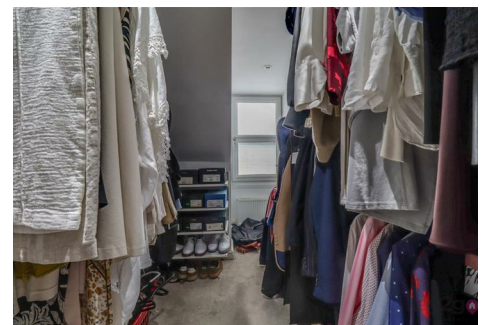
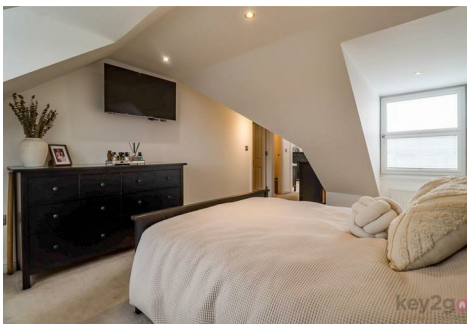
## Marketing Preview



**4 Eckington Road, Beighton, Sheffield, S20 1EQ**

**£375,000**

**Bedrooms 6, Bathrooms 4, Reception Rooms 3**



A truly unique opportunity has arisen to acquire this substantial stone-built semi-detached cottage, offering an impressive six-bedroom layout set across four floors, including useful cellar space. This exceptional family home must be viewed to be fully appreciated.

Boasting generous and versatile accommodation throughout, the property features two spacious reception rooms with an open-plan kitchen/diner, ideal for modern family living and entertaining. A separate utility space adds further practicality. The standout principal bedroom benefits from its own en-suite and dedicated dressing area, while a second bedroom also enjoys en-suite facilities, making the home perfectly suited to larger families or multi-generational living.

Externally, the property offers a double driveway providing ample off-road parking, along with a tiered and enclosed rear garden. Having a generous double outhouse, offering fantastic potential for a variety of uses such as a home office, studio, or conversion (subject to the necessary consents).

Conveniently located close to a range of well-regarded local schools, the property is also within easy walking distance of Crystal Peaks Shopping Centre and the nearby tram stop, providing excellent transport links. This is a rare opportunity not to be missed.

## SUMMARY

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Entrance is via a composite door into a welcoming hallway, boasting in character with a range of original features. A door leads through to the lounge with solid oak flooring, a warm and inviting space featuring a log burner and a window fitted with stylish shutter blinds. To the rear, the property opens into a stunning open-plan kitchen/diner, thoughtfully designed to blend modern style with period charm. The space has a unique combination of laminate and original 1900s stone flooring, adding both character and practicality. Patio doors lead out to a small decked area, while a second set of patio doors opens onto the rear garden. Additional doors from the kitchen provide access to the cellar, as well as a useful utility space and a convenient downstairs WC.

Stairs rise to the first and second floor landings. The first floor provides access to four well-proportioned double bedrooms, one of which benefits from its own en-suite facilities, alongside a spacious family bathroom serving the remaining rooms.

A further staircase leads to the second floor, where there is a small bedroom, currently utilised as a walk-in wardrobe, and an impressive principal suite. This superb space enjoys a generous en-suite bathroom and a dedicated dressing room, creating a luxurious and private retreat.

To the front of the property is a pebbled double driveway, accessed via secure iron gates and complemented by a comprehensive CCTV surveillance system, offering both convenience and peace of mind.

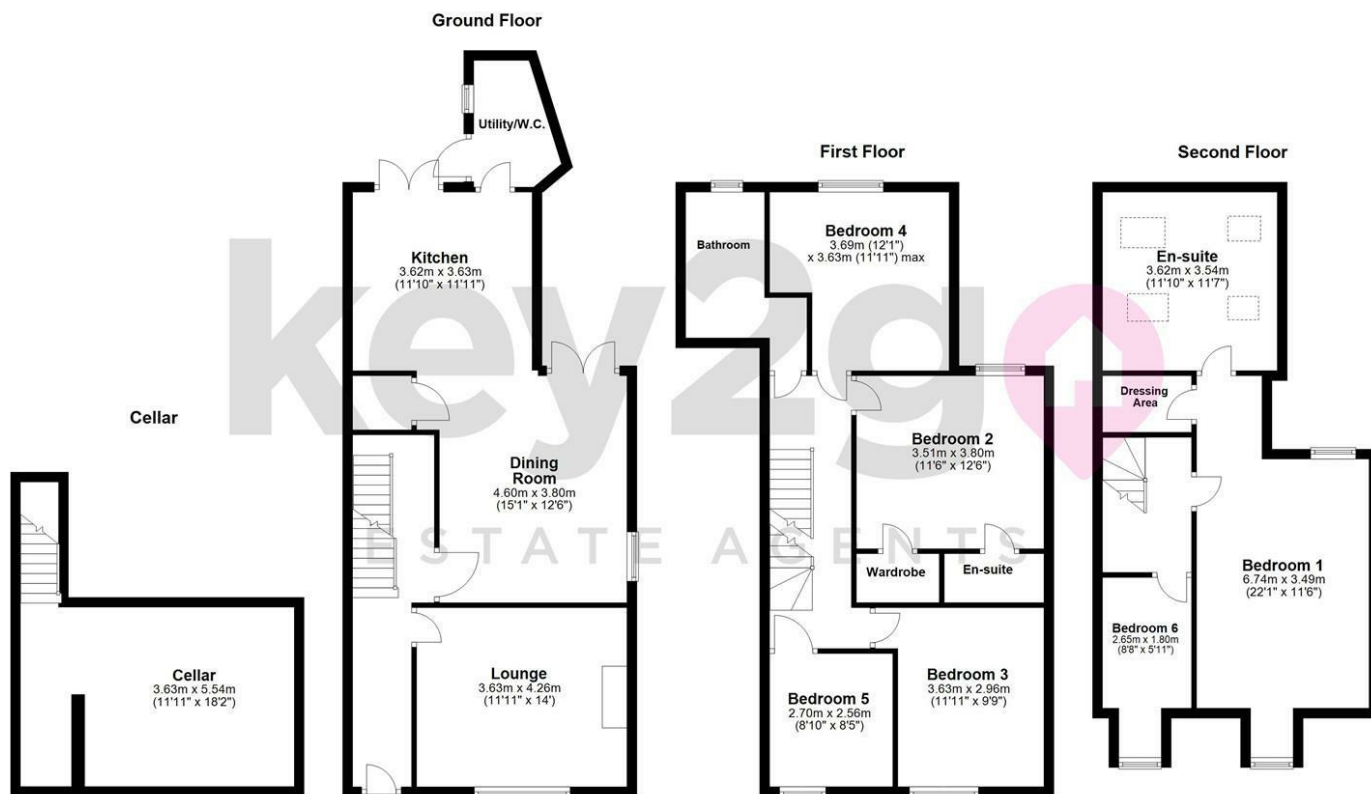
To the rear, the property boasts a generous tiered and fully enclosed garden, thoughtfully designed to provide a variety of outdoor spaces. These include two decked seating areas, a lawn, a pebbled section, and a garden shed currently utilised as a bar—ideal for entertaining. In addition, there are two substantial outhouses, presenting excellent potential for a range of uses.

Beyond the outhouses, there is a further area of land with a dropped kerb, offering scope for additional off-road parking if required subject to maintenance.

## PROPERTY DETAILS

- FREEHOLD
- SHEFFIELD CITY COUNCIL
- COUNCIL TAX BAND - B
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING - COMBI BOILER

For room measurements, please see floorplan.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

