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ESTATE AGENTS

Marketing Preview















40 Ribblesdale Drive, Ridgeway, Sheffield, S12 3XE

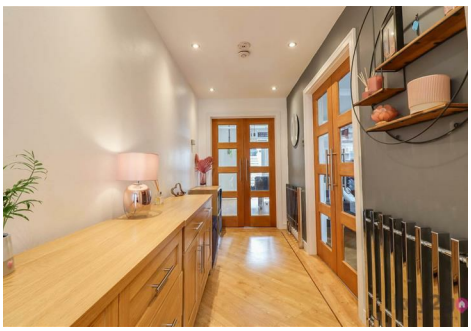
£525,000

Bedrooms 5, Bathrooms 3, Reception Rooms 3

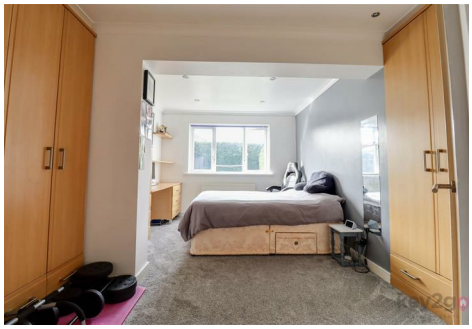
















*** GUIDE PRICE £525,000 - £550,000 *** A rare and exciting opportunity to acquire this substantial detached family home, offering generous and versatile living accommodation throughout. Boasting five well-proportioned bedrooms, three bathrooms, and three spacious reception rooms, this impressive property is perfectly suited to modern family life. The home further benefits from a practical utility space and a garage ideal for storage, along with ample off-road parking for multiple vehicles. Having a home office set within the garden—perfect for remote working in a separate environment. Outside, the beautifully landscaped and fully enclosed garden provides a private and tranquil setting, ideal for both relaxation and entertaining. Situated in the highly sought-after village of Ridgeway, the property enjoys immediate access to the stunning Derbyshire countryside. The location also falls within the catchment area for well-regarded local schools, making it an excellent choice for families.

SUMMARY

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Entrance is gained via a composite door into a welcoming hallway, creating an inviting first impression. From here, there is access to a convenient downstairs WC, along with double doors leading through to both the lounge and the kitchen/diner.

The lounge offers a warm and cosy retreat, complete with a stylish feature media wall, and flows seamlessly into the rear family room. This versatile additional reception space is flooded with natural light and benefits from double doors opening out to the garden, as well as access back through to the kitchen—ideal for modern family living and entertaining.

The kitchen/diner is a spacious and contemporary area, fitted with a modern range of units and providing ample room for dining. Patio doors open directly onto the garden. A door from the kitchen leads to a generous utility room, thoughtfully created from a garage conversion, providing excellent additional storage.

Stairs rise to the first floor landing, which benefits from ample built-in storage cupboard space. From here, access is provided to five well-proportioned bedrooms, three of which enjoy the luxury of their own en-suite facilities as well as fitted wardrobe space, offering both comfort and practicality for a large family.

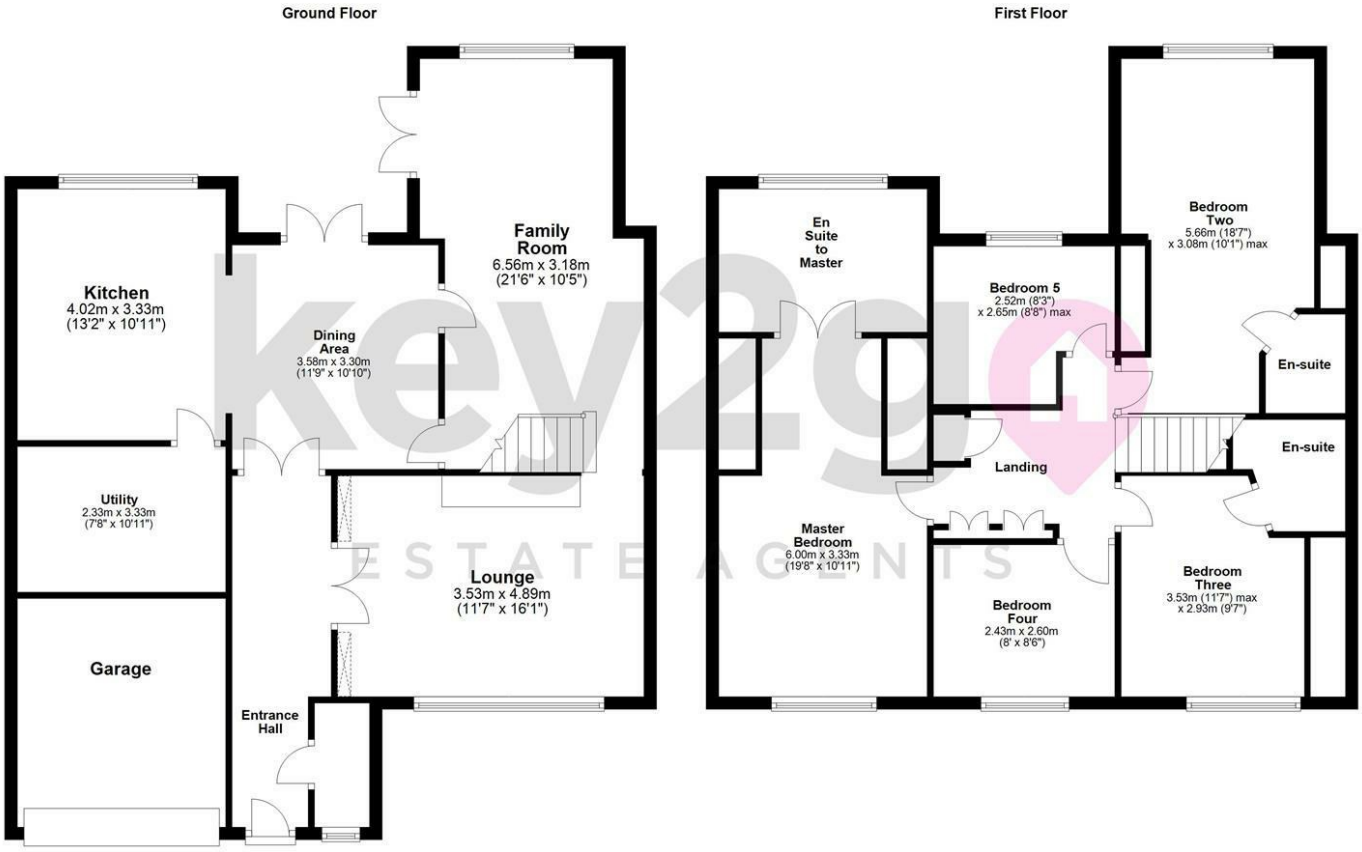
To the front of the property is a brick-paved driveway providing ample off-road parking, along with access to the garage for storage. A side gate offers convenient access to the rear garden.

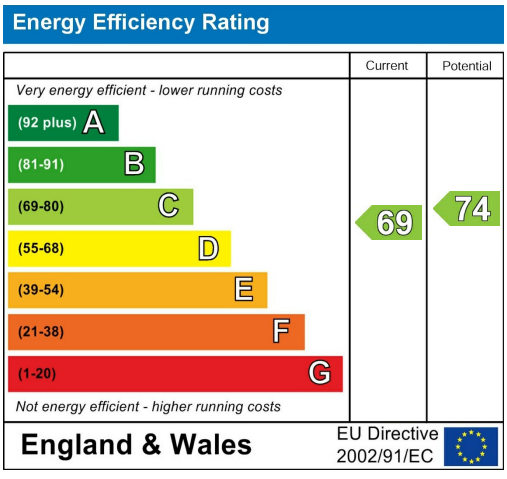
The rear garden is attractively tiered, featuring a patio area ideal for outdoor dining and entertaining. Steps lead up to an artificial lawn, offering a low-maintenance outdoor space, while mature conifers line the boundary, providing a good degree of privacy. The garden also benefits from access to a versatile home office/outhouse.

PROPERTY DETAILS

- FREEHOLD
- SHEFFIELD CITY COUNCIL
- COUNCIL TAX BAND - F
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

FOR MEASUREMENTS PLEASE SEE FLOORPLAN







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