



46 St. Quentin Drive, Sheffield, S17 4PP



# 46 St. Quentin Drive

## £500,000

Stylishly refurbished; this truly outstanding FIVE BEDROOMED detached house is the perfect family home having been considerably refurbished during recent years.

Enviably located within this highly desirably residential suburb, the property enjoys stunning views at the rear especially from the first floor across the valley towards the Peak National Park. Standing within the catchment of renowned schooling and offered for sale with vacant possession and no upward chain the accommodation has been extensively upgraded to include a new resin drive, virtually all new windows and doors, new gas fired central heating system, new internal doors and joinery, re-rendered, upgraded wiring, new flooring, re-plastering and re-decoration throughout.

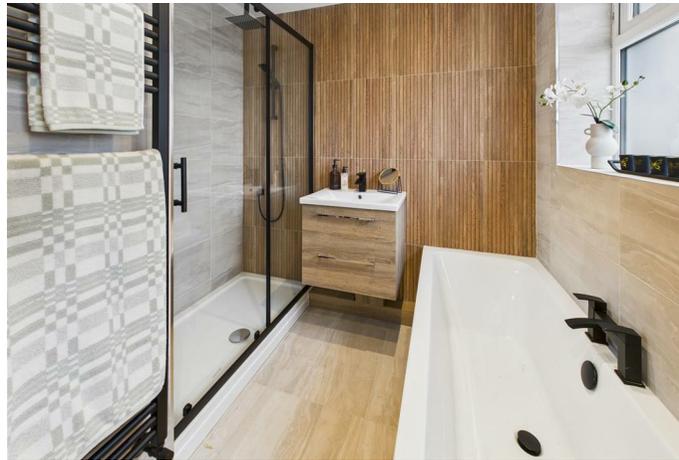
Reception hall with staircase to the first floor, impressive large open plan dining kitchen/family room with an extensive range of units and integrated appliances, utility/store and downstairs WC. Living/dining room with new bi-fold doors to the new composite and glass balustraded balcony. First floor landing off which opens three double bedrooms along with two large single bedrooms, superb family bath/shower room and further separate shower room both with new fittings.

Broad resin driveway, integral garage store with electric door. Private rear garden set down primarily to lawn with useful shed and new raised balcony with composite decking.



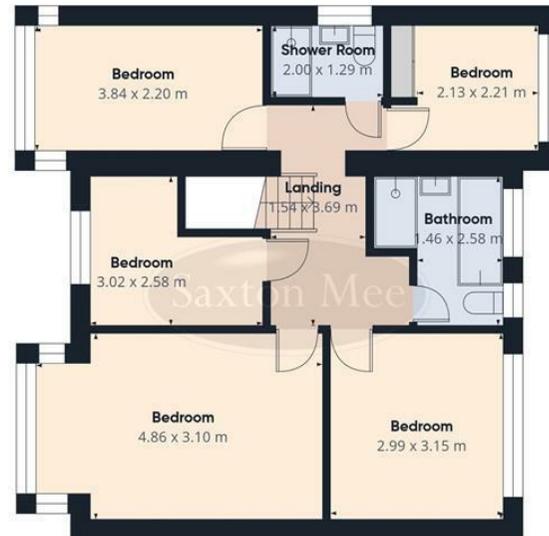
- Stylishly refurbished family home
- Sought after locality
- Stunning views
- Close to Dore and Totley golf club and nearby train station
- Five bedrooms and two bathrooms
- Perfect family home
- Extensively upgraded with new central heating system, re-wiring, new windows and doors
- Exceptionally well appointed kitchen
- No upward chain and vacant possession
- EPC: D Tenure: Leasehold Council Tax Band:E







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
122.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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