



1 Birchitt Close, Sheffield, S17 4QJ

Saxton Mee

1 Birchitt Close

£695,000

A superb opportunity to acquire this beautifully proportioned four double bedroomed detached house, built in 1959 and having been in the same family since 1973, which is exceptionally well located standing on a large corner plot in this highly regarded residential area.

Complemented by a large most appealing private south facing rear garden, the property is situated on the rural fringe of the city yet is close to a comprehensive range of amenities including Sainsburys Local, train station (Dore & Totley), golf clubs, and reputable schooling. Having considerable potential, the house has been well maintained and offers gas fired central heating and double glazing and briefly comprises: entrance porch, reception hall with cloaks and most useful understairs store cupboard, considerably extended bay windowed 'L' shaped living room, dining room which opens through to the sun room, fitted kitchen, good size utility with personnel door to the garage, garden room and downstairs cloakroom/WC which opens off the main hallway. First floor landing, master bedroom three further double bedrooms and family bathroom.

Broad block paved driveway leads in providing ample off road parking for several cars, double garage. Beautiful well established private south facing rear garden with lawns and patio.



- Beautifully proportioned four double bedroomed detached family home
- Large well established south facing rear garden
- Double garage and ample parking
- Well maintained and extended to provide over 2000 sq ft of accommodation
- Well regarded residential area
- Close to a range of local amenities including train station and reputable schooling
- Gas central heating and double glazing
- EPC:
- Tenure: Freehold
- Council Tax Band: F





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify if they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. A life assurance policy may be requested. Written quotations of credit facilities are available on request.



Floor 1



Floor 0



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

(1) Excluding balconies and terraces

(t) Approximate total area