



16 Phoenix Road, Ridgeway, Sheffield, S12 3XJ

Saxton Mee

# 16 Phoenix Road

## Ridgeway

Price Guide

# £500,000

Guide Price £500,000 - £520,000

Offering beautifully proportioned five bedroomed accommodation this quite superb detached house is particularly well located occupying a favoured large corner plot within the highly sought after village of Ridgeway which has a renowned infants/junior school and afford excellent access to the motorway network and city centre.

The well presented property extends to 1847 sq ft and offers gas fired central heating with a Hive control, uPVC double glazing and briefly comprises: reception hall with downstairs cloakroom/WC, study (currently used as bedroom 5), spacious living room with a feature fireplace, excellent dining conservatory taking advantage of the elevated position with views across the countryside in the distance. Snug/formal dining room, superbly equipped 'L' shaped breakfast kitchen, utility with personnel door to the garage. First floor landing, large master bedroom with built in wardrobes running the full depth of the room, en-suite shower room, three further good size double bedrooms and family bathroom with bath and separate walk in shower.

Outside: the property is approached via a tarmac driveway which provides ample off road parking and turning space and access to the double garage. The large attractive garden is set down primarily to lawn for ease of maintenance and extends down the side and rear of the house taking advantage of the south westerly aspect. Ornamental pond and patio /entertaining terrace with external lighting and power points.

- Superbly proportioned five bedroomed and two bathroomed detached house
- Perfect family home with 1847 sq ft (172 sq m)
- Large corner plot
- Highly regarded village with reputable schooling
- Nicely presented flexible and versatile accommodation
- Perfect family home
- Double glazing and gas fired central heating with Hive control
- Attractive gardens with south westerly aspect
- Excellent communication links to motorway and city centre
- EPC: D. Council Tax Band:F Tenure: Freehold







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