

Fair View House, 596 Redmires Road, Lodge Moor, Sheffield, S10 4LJ
£895,000

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Council Tax Band: G

An incredibly rare and exciting opportunity has arisen to purchase this bright and spacious three bedroom detached dormer bungalow which stands in arguably one of the most amazing plots of land in the area. Offering spectacular views to the rear, the property is situated next to open countryside (with easy access to Fox Hagg nature reserve and Redmires/Rivelin reservoirs) and enjoys spacious accommodation over two levels. With huge potential to convert if desired, the property would be ideal for families or developers and has double glazing and oil fired central heating throughout. In brief, the property comprises; entrance lobby, a wide and inviting hallway, lounge, dining room, conservatory, breakfast kitchen with two storage rooms, two double sized bedrooms, a bathroom and a separate wc. A spiral staircase gives access to the huge third bedroom which is located on the first floor and enjoys scenic views. Outside, there is a horseshoe driveway which also gives access to the detached garage, offering parking for many cars. With well maintained lawns to the front, side and rear with a pond and also two additional levels of garden space to the base of the plot, there are patio areas, borders, trees and shrubs surrounding. It is simply a garden you must view to fully appreciate! Available to the market with NO CHAIN INVOLVED - contact Archers Estates to book your viewing today! Freehold tenure, council tax band G.

Entrance Lobby

A front facing composite door leads directly into the entrance lobby, which has Parquet flooring and a further door leading to the hallway.

Hallway

A wide and inviting entrance hallway which has a cast iron spiral staircase rising to the third bedroom, two radiators and doors leading to a variety of rooms.

Lounge

A bright and spacious lounge which has front and side facing upvc double glazed windows bringing much light into the room, two radiators and an electric fire.

Dining Room

Another spacious reception room which has rear facing upvc double glazed sliding patio doors opening to the conservatory, an open fire with surround, side facing double glazed windows and a radiator.

Conservatory

A great addition to the property, the conservatory is a sizeable room which runs the width of the building and has upvc double glazed windows and doors leading to the rear garden.

Breakfast Kitchen

A good sized breakfast kitchen which has fitted wall and base units with a granite work surface incorporating a stainless steel sink and drainer unit and gas hob with extractor above.

With integrated appliances including an electric oven and dishwasher, there is also space for a fridge freezer and washing machine. With two walk in pantry/storage cupboards, a rear facing double glazed window looking into the conservatory, radiator and a door leading to the side entrance lobby.

Side Entrance Lobby

Having a wood/glazed door, tiled flooring and a side facing upvc door leading to the outside.

Master Bedroom

A bright and spacious double sized bedroom which has a front facing upvc double glazed bay window, a radiator and two fitted wardrobes.

Bedroom Two

Another double sized bedroom which has a side facing upvc double glazed window and a radiator.

Bathroom

A larger than average bathroom which has a four piece suite comprising of a panelled bath, a shower enclosure, pedestal wash basin and a low flush wc. With a radiator, tiled flooring and a side facing upvc double glazed window.

Separate WC

Having a low flush wc, a pedestal wash basin and a side facing upvc double glazed window.

Bedroom Three

A cast iron spiral staircase from the entrance hallway ascends to the first floor where there is a larger than average third bedroom. Having upvc double glazed windows to the side and rear - taking full advantage of the spectacular peak district views - there are also two radiators, storage to the eaves and a work surface with vanity wash basin. This room could easily be converted into two rooms if desired also.

Outside

Enjoying arguably one of the best plots in the area, the property has a horseshoe driveway with two entrances offering off road parking for many cars. The driveway also leads down the side of the property to the detached garage. With expansive lawns to the front, side and rear, the property is surrounded by flower beds, borders and hedges. To the rear of the property there is a patio off the conservatory offering stunning views and steps descend to the lawn which also has a centrally located pond. To the base of the garden there are two additional lower levels with further lawns and the bottom garden space backs onto popular woodland trails in the Fox Hagg Nature Reserve. It is a garden truly deserving of an inspection.

Detached Garage

Having an up and over door, the garage offers further storage options and has power and lighting.





First Floor
Approx. 48.1 sq. metres (518.1 sq. feet)



Second Floor
Approx. 27.3 sq. metres (293.9 sq. feet)



Total area: approx. 235.9 sq. metres (2539.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



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

