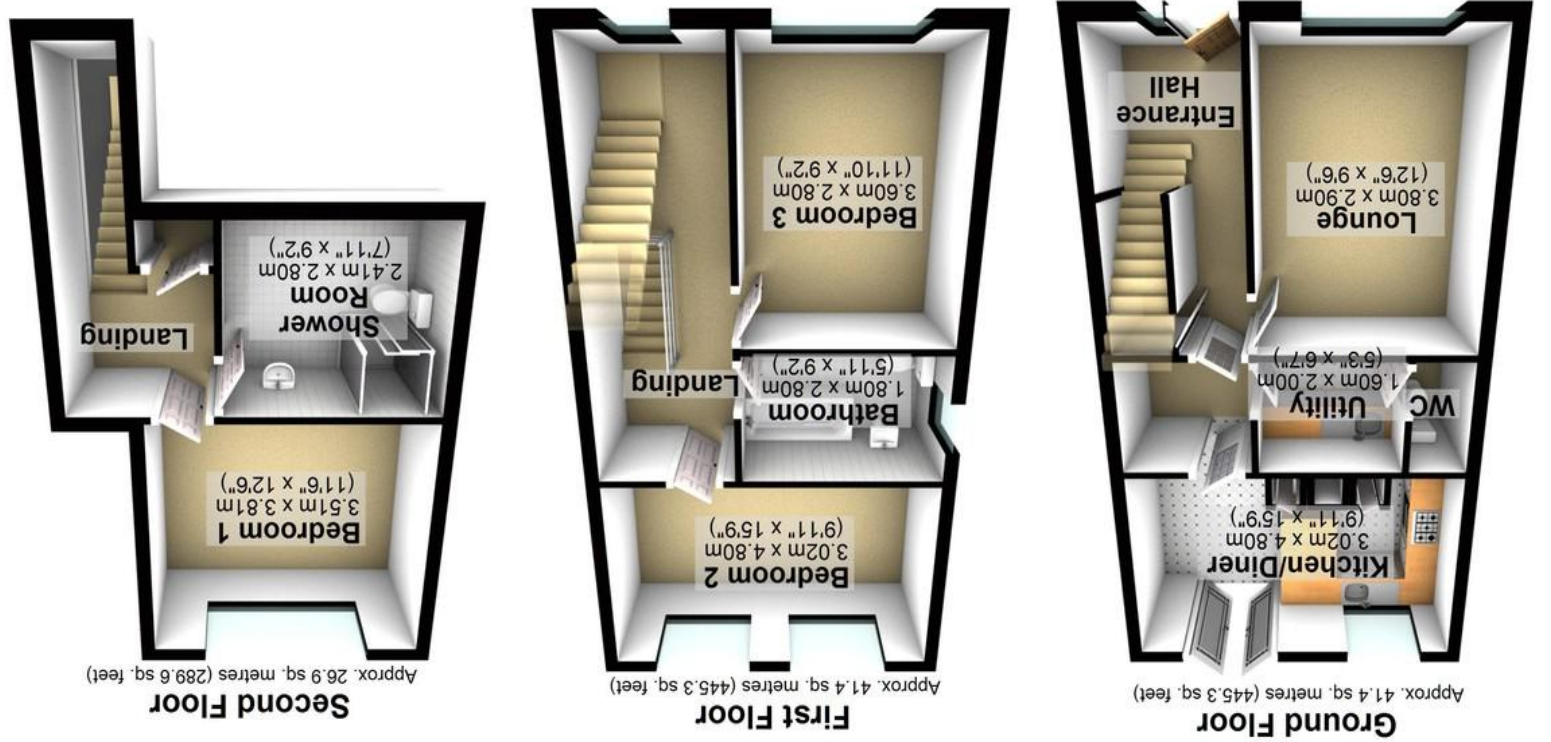


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	84
Potential	93

Total area: approx. 109.6 sq. metres (1180.1 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





2A Knab Rise | Carter Knowle | Sheffield | S7 2ES

Property Tenure: Freehold

An incredibly rare opportunity has arisen to purchase this absolutely fabulous, three bedroomed, two bathroomed, detached, new build property. Independently designed and built to the very highest of standards by the current vendors, the property has been deveryly designed to offer a super contemporary and light finish throughout the three impressive floors of accommodation. Offered to the open market with the benefit of no upward chain involved, this stunning family home will be absolutely pitch perfect for the family. Enjoying some far reaching views to the rear over towards Brincliffe Edge, ample off road parking to the front, large garden and terrace. Located on this popular residential road in the very heart of Carter Knowle, with Ofsted rated excellent local schooling catchments including the newly formed Mercia, numerous local amenities are a few short strides, both Millhouses and Chelsea parks are in walking distance and of course The Peak District is on the doorstep.



PROPERTY FEATURES

- THREE DOUBLE BEDROOMED DETACHED FAMILY HOME
- NEW BUILD PROPERTY WITH NO ONWARD CHAIN
- STUNNINGLY DESIGNED WITH CLEVER DESIGN FEATURES
- THREE INCREDIBLY SPACIOUS FLOORS OF ACCOMMODATION
- PERFECT FOR THE GROWING FAMILY MARKET
- OFSTED RATED EXCELLENT LOCAL SCHOOLS INCLUDING MERCIA
- FABULOUS VIEWS PARKING AND LARGE REAR GARDEN
- HEART OF ULTRA POPULAR CARTER KNOWLE
- CHELSEA, MILLHOUSES PARKS AND THE PEAK DISTRICT ALL CLOSE BY

GUIDE PRICE £400,000-£415,000

