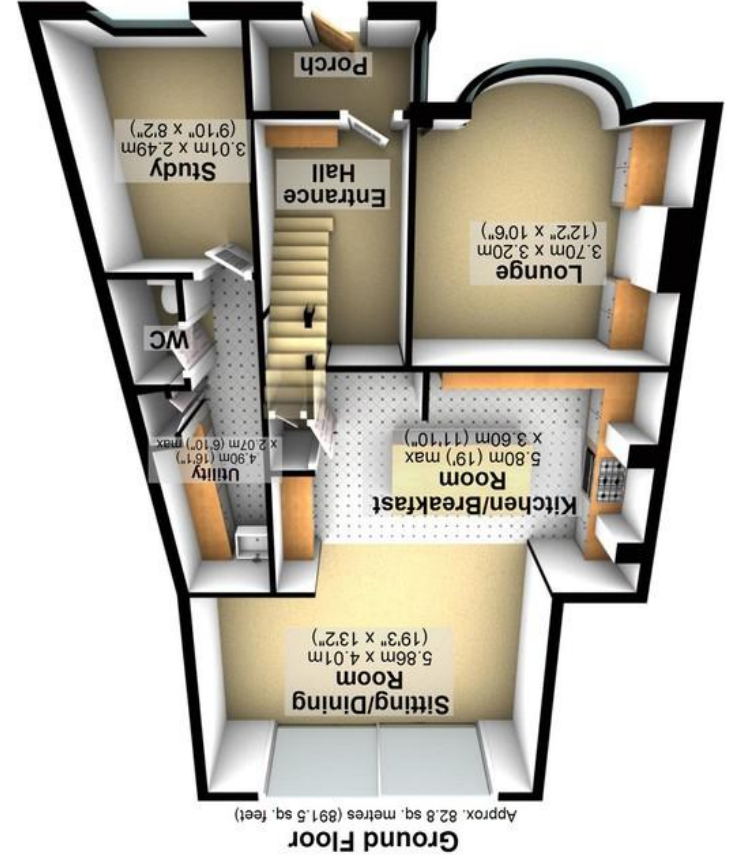
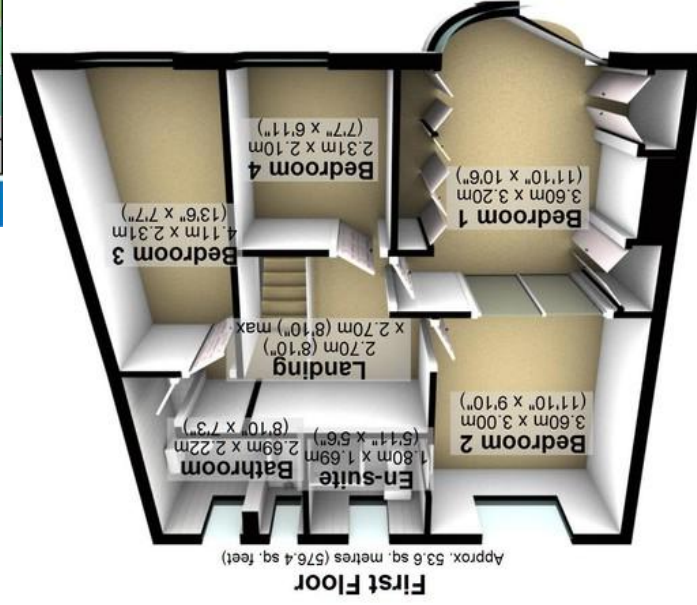


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

WWW.EPC4U.COM

Energy Efficiency Rating	
Potential	Current
	87
	74
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Total area: approx. 136.4 sq. metres (1467.9 sq. feet)
All measurements are approximate
Plan produced using PlanUp.



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10 Dalewood Road | Beauchief | Sheffield | S8 0EB

Property Tenure: Freehold

Redefining the term contemporary modern family living is this truly outstanding, immaculately presented and very deceptive, four bedroomed, two bathroomed, semi detached family home. Having been meticulously well designed and finished to the very highest of standards by the current vendors with absolutely no expense spared to create this breathtaking finish that is absolutely pitch perfect for the growing family market. Extended to the side and rear the property enjoys a truly spectacular rear open plan bespoke kitchen, living diner with floating floor to ceiling French doors that frame the rear garden and enjoy superb views towards the golf course. Only upon a detailed internal viewing will the true quality and craftsmanship of this show stopping property be fully revealed. With super light and spacious accommodation currently arranged on two floors that total an impressive 1,467 sq feet. With an individually designed master bedroom that offers huge flexibility, there is further scope if required to expose a loft conversion if required.



PROPERTY FEATURES

- FOUR BEDROOMED TWO BATH/SHOWER ROOMS
- EXTENDED TO THE SIDE AND REAR WITH POTENTIAL TO ALSO CONVERT THE LOFT
- BESPOKE HIGH END FINISH THROUGHOUT
- INCREDIBLE DESIGN THAT IS SET UP TO CATER PERFECTLY FOR THE GROWING FAMILY MARKET
- STUNNING VIEWS TOWARDS THE GOLF COURSE TO THE REAR
- EXCELLENT LOCAL SCHOOLING CATCHMENTS
- OFF ROAD PARKING TO THE FRONT AND LANDSCAPED REAR PRIVATE GARDEN
- OPEN PLAN CONTEMPORARY DESIGN TO THE KITCHEN LIVING DINER
- QUIET RESIDENTIAL ROAD IN THE HEART OF ULTRA POPULAR BEAUCHIEF
- FREEHOLD COUNCIL TAX BAND C

