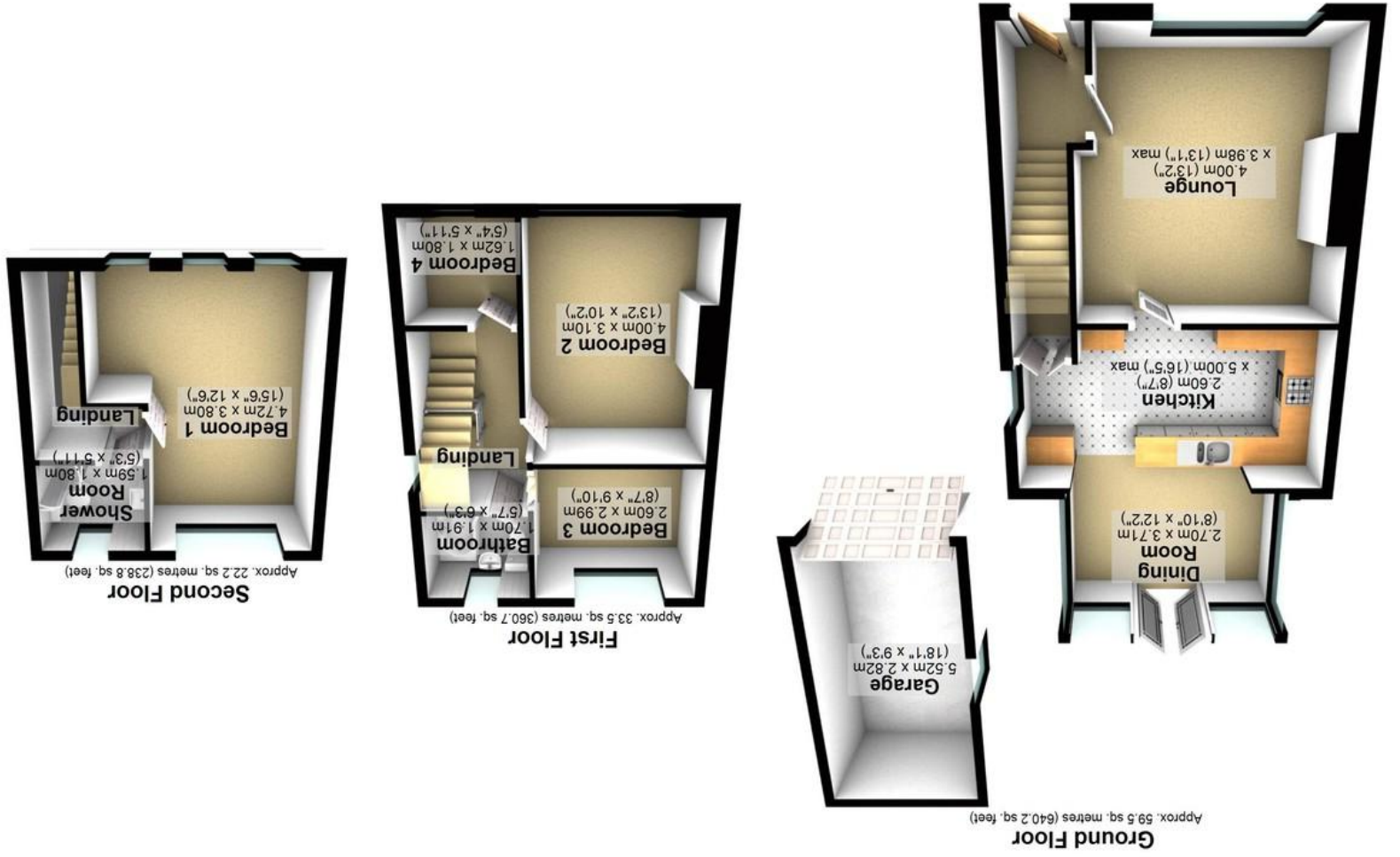


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	70
Potential	82

Total area: approx. 115.2 sq. metres (1239.7 sq. feet)
All measurements are approximate
Plan produced using PlanItP.





14 Laverdene Way | Totley | Sheffield | S17 4HL Property Tenure: Freehold

Offering one of the most deceptive properties to come to market recently is this fabulous, beautifully presented and very well proportioned, four bedroomed, two bathroomed, semi detached family home. Having been tastefully and skillfully extended to the rear and loft in recent years number 14 will appeal hugely to the growing family market. With a stunning rear open plan dining, living kitchen that allows direct garden access the property is quietly tucked away on this no through road in the very heart of ultra popular Totley. Enjoying off road parking, garage and one of the largest private gardens on the road. With top local schooling catchments available, numerous local amenities are a short stroll and of course not forgetting The Peak District is literally up the road. Enjoying some far reaching views to the front and an open plan feel to the rear, it's easy to say that viewing is absolutely essential to fully appreciate the size and style on offer by this incredible property.



PROPERTY FEATURES

- FOUR BEDROOMED SEMI DETACHED
- TWO BATH/SHOWER ROOMS WITH EN-SUITE TO THE MASTER
- HEART OF ULTRA POPULAR TOTLEY
- PEAK DISTRICT LITERALLY UP THE ROAD
- QUIET CUL DE SAC POSITION
- TOP LOCAL SCHOOLING CATCHMENTS ON OFFER
- PERFECT FOR THE GROWING FAMILY MARKET
- DRIVEWAY GARAGE AND LARGE REAR PRIVATE GARDEN
- THREE FLOORS OF ACCOMMODATION TOTALLING 1,240 SQ FEET
- FREEHOLD COUNCIL TAX BAND B £1,597.42 PA

GUIDE PRICE £380,000-£390,000

