



## 9 Rocher Avenue

Grenoside, Sheffield, S35 8QN

**Guide price £375,000**



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Welcome to this charming property located on Rocher Avenue in the picturesque area of Grenoside, Sheffield. This delightful house boasts two reception rooms, four double bedrooms - one with walk in wardrobes and ensuite, and a well-maintained bathroom. There is potential for a fifth bedroom or office space.

As you step inside, you'll be greeted by a beautifully extended layout that offers ample space for relaxing and entertaining. The addition of a utility room provides convenience and extra storage, making daily chores a breeze.

The highlight of this lovely home is the en suite attached to the master bedroom, offering a touch of luxury and privacy. Imagine unwinding after a long day in your own personal oasis.

Step outside into the stunning garden, a perfect retreat for enjoying a morning coffee or hosting summer barbecues with friends and family. The well-manicured lawn and colourful flowers create a peaceful ambiance.

No need to worry about parking, as this property comes with parking space for three cars, ensuring convenience for you and your guests.

Don't miss the opportunity to make this house your home and enjoy the tranquillity and comfort it has to offer. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Rocher Avenue.

COUNCIL TAX BAND C

Tel: 01226610606

### Entrance Hallway

External door into the hallway. Stairs to the first floor and doors into the kitchen and lounge.  
Under stairs storage.

### Lounge

Front facing bay window. Feature fireplace with fire.

### Kitchen Diner

Modern open plan kitchen with wall and base units. Integral fridge freezer, dishwasher, double oven, microwave grill, hob with extractor fan and sink with drainer. Breakfast bar with space for stools. Open plan extended room with space for a living area with dining table and chairs. Rear facing window and door leading to the garden. Door into the utility room.

### Utility Room

Wall and base units with space for washing machine. Sink with drainer. Rear double patio doors leading to the garden. Door into the shower room and office/bedroom.

### Shower Room

WC, vanity storage sink and shower cubicle.

### Office/Bedroom

Currently set up as an office but previously used as a bedroom. Front facing window.

### First Floor Landing

Doors into the bedrooms and bathroom. Stairs leading to the second floor. Front facing window.

### Bedroom One

Front facing window. Space for a double bed with walk in wardrobe and en suite. The walk in wardrobe has built in cupboards with plenty of storage. Door into the ensuite.

### Ensuite

Walk in double shower with rain shower. WC and vanity storage sink. Rear facing window.

### Bedroom Two

Front facing window. Space for a double bed and wardrobes.

### Bedroom Three

Rear facing window, space for a double bed and wardrobes.

### Bathroom

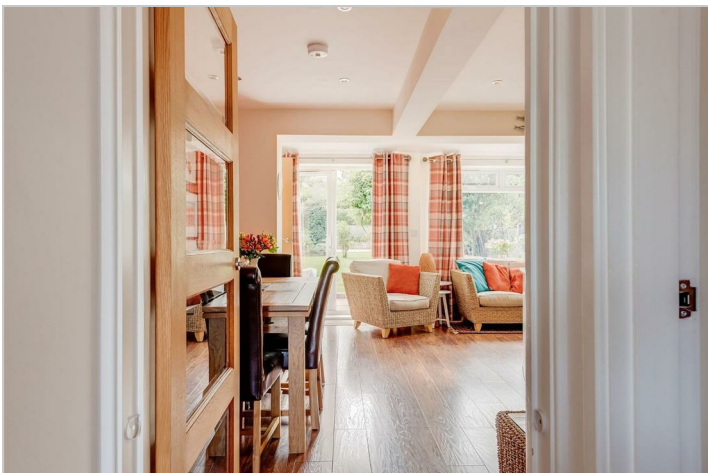
WC, bath, vanity storage sink and shower with body jet features. Rear facing window.

### Attic Room

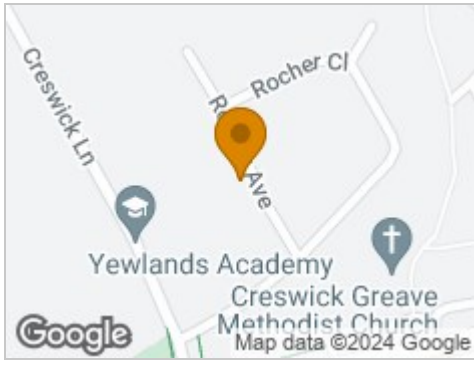
Sky lights windows. Space for a double bed and wardrobes. Built in eaves storage. Potential for an en suite with plumbing already in place.

### Exterior

To the front of the property there is a driveway for three cars. To the rear of the property, there is a patio with a pergola a perfect space for entertaining. The lawn has shrubbery borders and trees. The end of the garden has space for a shed and a further patio area.



## Road Map



## Hybrid Map



## Terrain Map



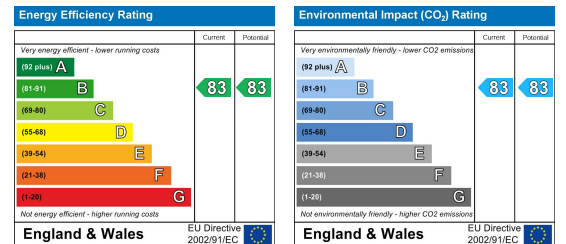
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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