



## 11 Rocher Avenue

Grenoside, Sheffield, S35 8QN

**Guide price £365,000**



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## GUIDE PRICE £365,000-£385,000

Set on the desirable Rocher Avenue, this beautifully presented four-bedroom semi-detached home offers an exceptional blend of contemporary design and refined comfort.

The heart of the property is the open-plan living and dining area, a sophisticated space that flows effortlessly and is perfectly suited for both family life and stylish entertaining. High-quality finishes and a considered layout create a home that feels both welcoming and luxurious.

Bi-fold doors open onto a generous landscaped garden, seamlessly connecting the indoors with the outdoors. Designed for both relaxation and entertaining, this private haven is ideal for alfresco dining, garden parties, or simply unwinding in style.

The property also benefits from a prime location, within easy reach of a range of local amenities, shops, and well-regarded schools, offering convenience without compromising on tranquillity.

This home is more than a place to live; it is a statement of modern living. With its spacious interiors, landscaped gardens, and enviable address, it represents an outstanding opportunity for those seeking a refined family home in Sheffield.



### Hallway

This welcoming hallway is bright and airy, featuring a modern front door with frosted glass panels that flood the space with natural light. The wood and glass staircase balustrade adds a touch of contemporary style, leading up to the first floor. There's a cosy seating nook beside the stairs and a practical coat rack above, providing a warm and inviting entrance to the home.

### Dining Area and Kitchen

The open-plan dining area and kitchen are the heart of the home, flooded with natural light through windows and bi-fold doors that open out onto the garden. The dining space comfortably accommodates a substantial table and is enhanced by a feature wall with contemporary wallpaper and pendant lighting above. The kitchen is fitted with sleek white units, dark countertops. Integrated appliances and space for washer and dishwasher are thoughtfully arranged, while windows offer pleasant garden views, creating a bright, practical and sociable space.

### Lounge

The lounge is a cosy yet spacious living area, defined by a bay window that fills the room with natural light. The neutral décor and soft carpeting create a warm and inviting atmosphere, while the room is perfectly sized for comfortable seating and entertainment. It opens directly to the dining area, allowing a seamless flow for both relaxing and socialising.

### Landing

The first floor landing is bright and open, with neutral walls and carpeting continuing the home's calm and welcoming feel. It provides access to all bedrooms and bathrooms, with a wooden and glass balustrade overlooking the staircase for added light and space.

### Bedroom 1

This principal bedroom is a serene retreat, boasting a bay window that fills the room with natural light and offers pleasant views. The room is decorated in soft, calming hues with a plush carpet underfoot, making it a perfect space for rest and relaxation.

### Bedroom 2

Bedroom 2 is a bright and airy room featuring a window that fills the space with natural light. The neutral décor and soft carpeting create a warm and restful environment, making it an inviting space for relaxation or sleep.

### Bedroom 3

Bedroom 3 is a cosy room with neutral tones and soft carpeting, featuring a window that brings in plenty of natural light. It offers a flexible space for a child's room, guest room or study.

### Bedroom 4

This versatile bedroom is styled as a dressing room with shelving, a dressing table and hanging rails, providing ample storage and organisation. The neutral tones and carpet create a pleasant, functional space.

### Ensuite

The ensuite bathroom complements the principal bedroom beautifully, with grey tiles lining the walls and floor for a modern, sleek finish. A white basin rests on a floating vanity unit, and a walk-in shower with a glass screen offers both style and practicality. A window fills the space with natural light, enhancing the clean and contemporary feel.

### Bathroom

The family bathroom is a modern, elegant space with grey tiles adorning the walls and floor, creating a spa-like feel. It includes a freestanding bath and a walk-in shower with a glass screen. A contemporary white basin rests on a floating unit, and a window brings in natural light, making this a bright and stylish room for relaxation.

### Rear Garden

The rear garden is an inviting outdoor space extending to a generous length, featuring a paved patio area ideal for seating and entertaining. A central paved path runs through a well-maintained lawn bordered by mature shrubs and trees, offering privacy and a pleasant green outlook. This garden provides a peaceful retreat for outdoor enjoyment and is easily accessible from the dining area.

### Front Exterior

The front exterior presents a well-maintained semi-detached home. A spacious driveway provides ample parking and leads to an integral garage with an up-and-over door. The front door is framed by a small canopy, adding a welcoming touch to the property.

### Garage

The garage is an integral part of the property, offering ample secure parking or storage. It is accessed via a front up-and-over door.



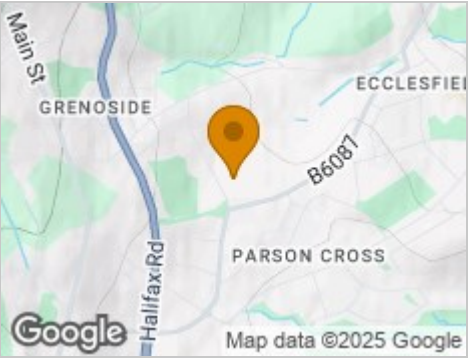
Road Map



Hybrid Map



Terrain Map



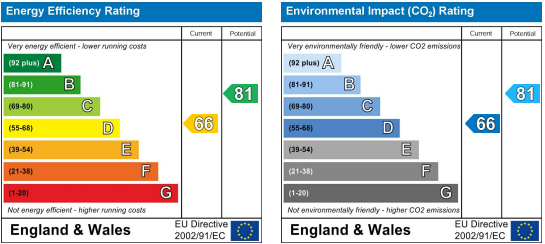
Floor Plan



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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