

4 Shrewsbury Terrace, Butts Hill, Totley, Sheffield, S17 4AN

Saxton Mee

4 Shrewsbury Terrace, Butts Hill

Totley

Guide Price

£325,000

GUIDE PRICE £325,000 - £340,000

A charming and beautifully presented two bedroom terrace cottage, ideally positioned on the edge of the Peak District in the sought-after area of Totley. Offering well-proportioned accommodation, attractive period features and a delightful landscaped garden, this lovely home combines character and comfort with excellent access to local amenities, well regarded schools, transport links and the stunning surrounding countryside. The property has also recently benefited from a new roof.

The well-proportioned kitchen is fitted with a range of integrated units and provides a practical and welcoming space for everyday living. The sitting room is a particularly appealing room, featuring a picturesque window seat, exposed brick fireplace with log burning stove and a door providing direct access to the rear garden.

To the first floor, the spacious master bedroom enjoys a lovely outlook over the garden and benefits from a feature fireplace and useful built-in wardrobes. The second bedroom is a well-proportioned room with a pleasant window providing a good level of natural light. The recently renovated shower room has been finished in a stylish contemporary design and benefits from a Velux window.

A further benefit is the fully boarded loft space, which is currently utilised for storage and features Velux windows. This offers excellent potential for further use or development, subject to the necessary planning permissions and building regulations.

Outside, the property enjoys a beautifully landscaped rear garden, thoughtfully planted with a variety of mature plants and shrubs to create a peaceful and relaxing environment – an ideal space for outdoor entertaining or simply enjoying the surrounding tranquillity. To the front, there is off-street parking for one vehicle.

- Charming two bedroom terrace cottage
- Desirable edge of Peak District location
- Well-proportioned accommodation throughout
- Stylish kitchen with integrated appliances
- Living room with feature brick fireplace and log burner
- Spacious master bedroom with built-in wardrobes
- Recently renovated contemporary shower room
- New roof and fully boarded loft with Velux windows and development potential
- Beautifully landscaped private rear garden
- Off-street parking for one car









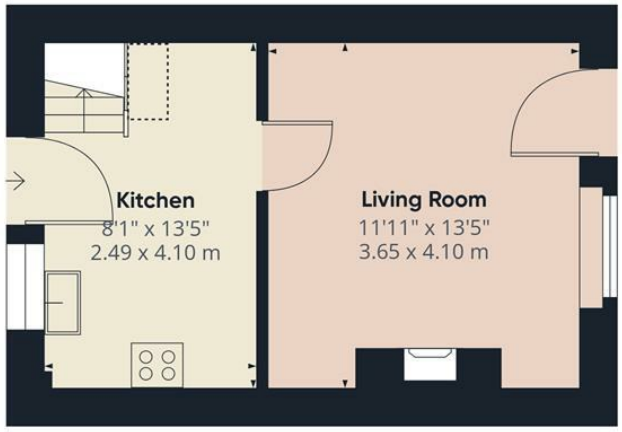



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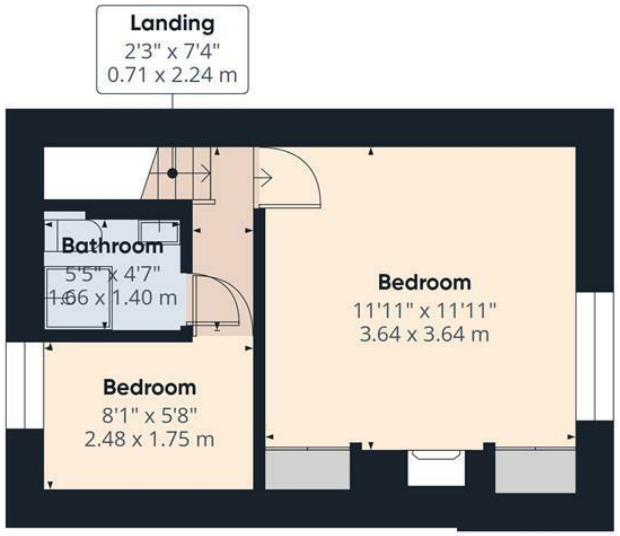




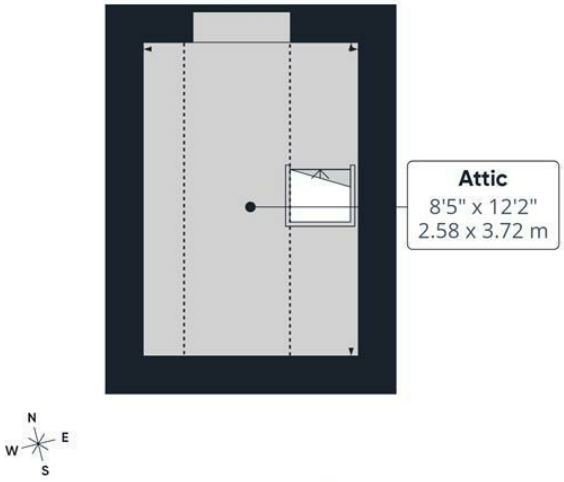




Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

616 ft²

57.4 m²

Reduced headroom

60 ft²

5.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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