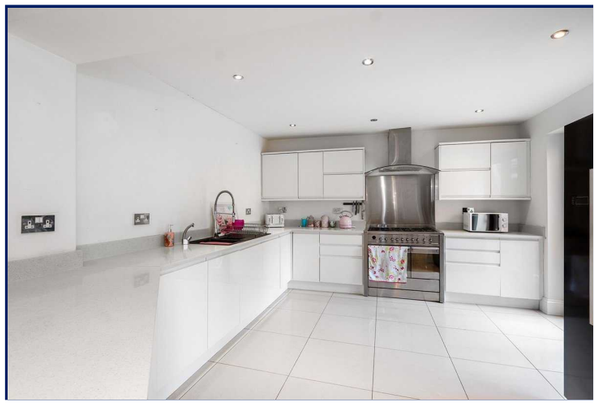
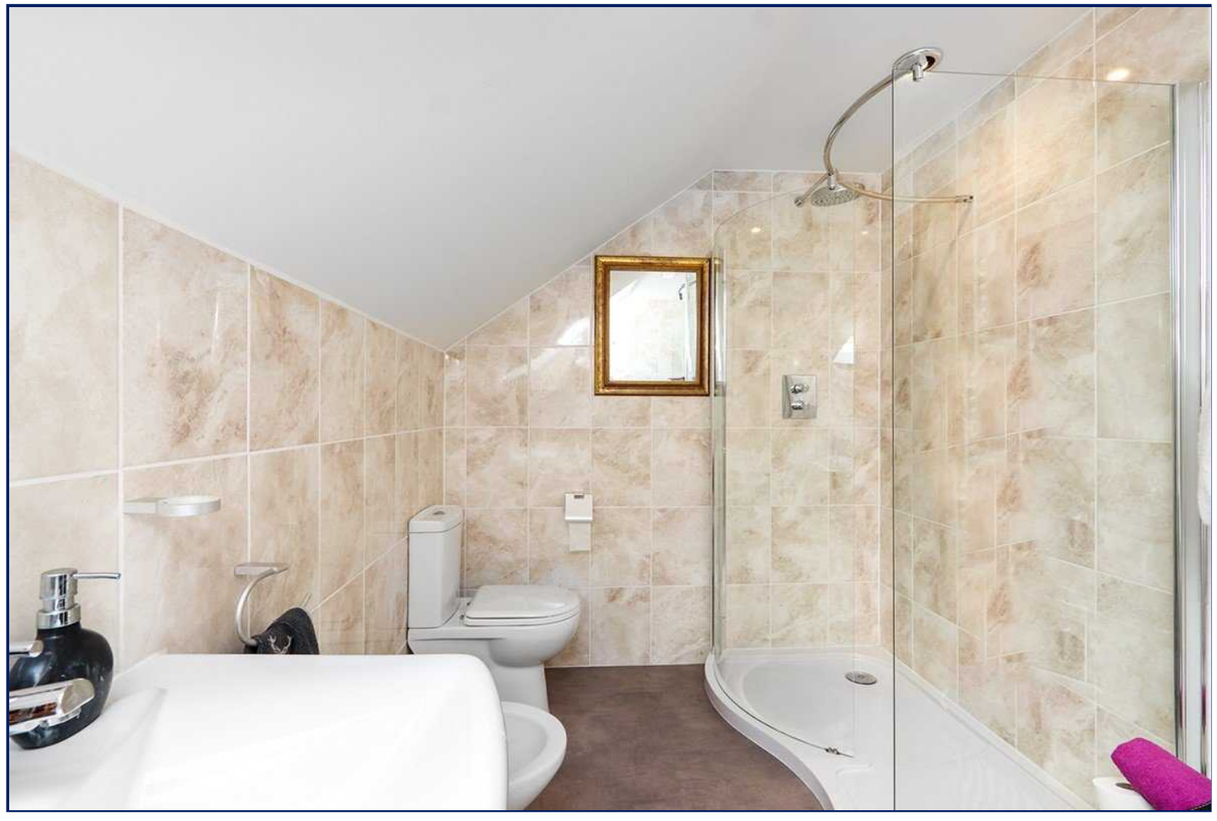
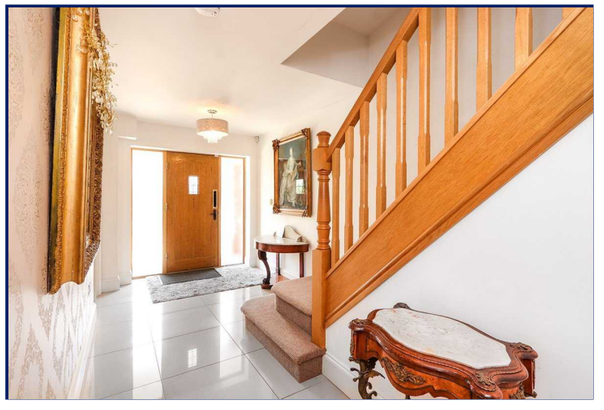
















Hoober Avenue, Sheffield, S11

£3,000 per month
Unfurnished

Reeds Rains

reedsrains.co.uk

Hoober Avenue, Sheffield, S11
£3,000 per month Unfurnished

Council Tax Band: E
EPC Rating: D

New to market is this exceptional SEVEN BEDROOM detached home, located beside Bents Green Secondary School. The perfect family home.

Main Overview
A rare find in Bents Green!

A beautiful, vast family home consisting of SEVEN BEDROOMS, providing luxurious surroundings and situated in a hugely desirable borough. Bents Green Secondary School is located a two minute walk away, making this ideal for families looking for a home to establish roots.

The ground floor consist of stylish tilled flooring throughout, with underfloor heating installed. Consisting of a spacious reception room with an adjoining wet room and utility beyond. The kitchen is expertly designed and provides an open plan dining space. This follows on to a generously sized lounge, complete with bi-folding doors out onto the private patio and garden. The lounge includes a large wood-stove which can also heat the exceptionally large immersion tank for energy efficient heating in winter. Solar panels further add to the appeal with additional energy saving measures.

First and second floors consist of seven double bedrooms and further bathrooms, for a total of SIX BATHROOMS throughout the property, three of which are en-suite! All bedrooms are carpeted and neutrally decorated throughout. The property also includes an integral garage for enhanced storage, with electric supply. The gravel driveway is also ample enough to accommodate several vehicles.

Bents Green has a wealth of amenities on its doorstep, ranging from highly recommended restaurants to several schools, all within reach. Buses also regularly traverse the adjacent Ringinglow Road for easy commutes into nearby Banner Cross & Ecclesall.

This is a truly superb property, offering rarely seen space and comfort in an incredibly sought after location. Long-term let preferred.

Front External
To the front of the property there is a large private driveway which can accommodate up to three cars and access to the large attached garage. The entrance to the property is of modern design with a solid oak door and paved stone area leading up to the property.

Entrance Hallway
The hallway is light and airy with modern tiles and featured oak staircase.

Kitchen/Diner
The kitchen has an array of wall and base units in high white gloss providing ample storage for all your kitchen utensils. The kitchen/diner is open plan and with the featured double stove and breakfast bar this makes the kitchen/diner the perfect place for entertaining guests. The kitchen also provides access to the rear garden.

Living Room
By-fold doors make up two sides of the room creating an open and welcoming space. Featured skylights have been placed to provide ample light and open the views to the landscaped garden. The open fuel Stove is perfect for those long winter nights and with the added benefit of heating the hot water tank the energy is utilised efficiently.

Living Area
To the front of the house an extra living space has been created which can double up as a study or play room.

Wet Room
Downstairs the shower wet room has a built in waterfall shower with toilet and sink.

Utility Room
The utility room provides that extra storage for your cleaning items and houses the washing machine and boiler. The utility room can be used as a laundry room and has the added benefit of its own external stable door for additional access.

Garage
Large garage suitable for storage with tilt-up retractable door, lighting and internal access door to the house.

Master Bedroom One with En-suite
The master double bedroom comes with walk-in wardrobes built into the eves of the house, skylight windows, double glazed windows and gas central heating. En-suite with corner bath, waterfall shower, WC and sink basin.

Bedroom Two with WC
The second double bedroom comes with feature window seats, skylight windows, double glazed windows and gas central heating. The room has a half partition wall to provide privacy to the WC and sink basin located in the room.

Bedroom Three with En-suite
The third double bedroom comes with fitted wardrobes, Juliet balcony, double glazed windows and gas central heating. En-suite with Jacuzzi bath, WC and sink basin.

Bedroom Four with Em-suite
The Fourth Double bedroom comes with fitted wardrobes, double glazed windows and gas central heating. Access to the Jack and Jill Bathroom from the bedroom which is fitted with shower, WC and sink basin.

Bedroom Five with Bathroom
The fifth Double bedroom comes with fitted wardrobes, double glazed windows and gas central heating. Access to the Jack and Jill Bathroom from the bedroom which is fitted with shower, WC and sink basin.

Bedroom Six
The sixth double bedroom comes with fitted wardrobes, double glazed windows and gas central heating.

Bedroom Seven
The seventh double bedroom comes with walk-in wardrobes built into the eves of the house, skylight windows, double glazed windows and gas central heating.

Family Bathroom
Family bathroom comes with double glazed windows, gas central heating, Jacuzzi bath, separate shower, WC and sink basin.



For full EPC please contact the branch.

Rear External Garden
To the back of the house is a beautifully kept private enclosed landscaped garden with two paved seating areas and lawned section with gravel detailing edging.

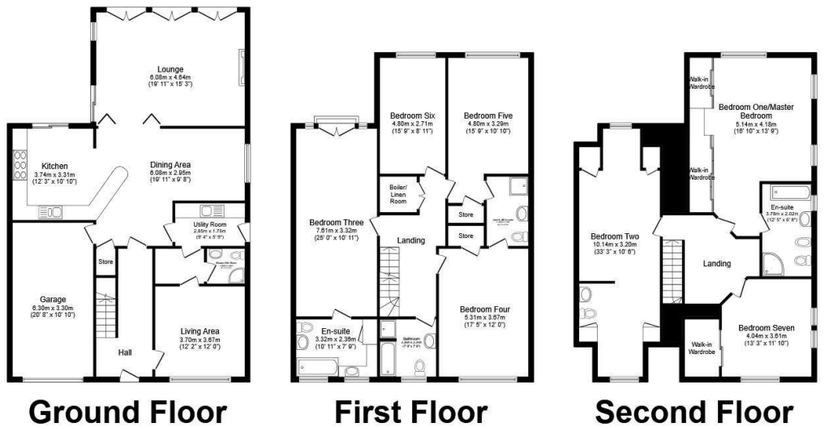
Location
The property is perfectly placed in the heart of Bents Green. Only a short walk away you will find access to the local green grocers, butchers, pharmacy, convenience store and local pubs. The property is the perfect catchment for the highly regarded schools High Storrs and Silverdale. Only a 20 minute drive away is access to the Peak District for lovely walks and scenery. The property also has easy links for access to motorways for commuters.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area 345.2 sq.m. (3,716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk