



£1,550 Monthly

Rojean Road, Grenoside, Sheffield

Detached House | 3 Bedrooms | 2 Bathrooms

01922 322988



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# Step Inside

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## Key Features

- DETACHED THREE BEDROOM HOME
- HIGH-END MODERN INTERIOR THROUGHOUT
- OPEN PLAN KITCHEN/DINING/LIVING SPACE
- SOUGHT-AFTER GRENOSIDE LOCATION
- STYLISH FAMILY BATHROOM WITH SHOWER
- LANDSCAPED LOW MAINTENANCE REAR GARDEN
- DRIVEWAY PARKING PLUS ON-STREET OPTIONS
- VIEWING SLOT: SATURDAY 26TH JULY 2025, 11AM-12PM
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

## Property Description

STUNNING DETACHED HOME WITH FAR-REACHING VIEWS IN GRENOSIDE

This beautifully presented three-bedroom detached home offers high-spec interiors, modern open-plan living, and far-reaching countryside views - a true gem in Grenoside, Sheffield. Perfect for families or professionals seeking space, style, and tranquillity.

Viewing Available: Saturday, 26th July 2025, from 11:00 AM - 12:00 PM  
Council Tax Band D | EPC Rating D

## Main Particulars

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### Ground Floor -

**Entrance Porch** - Welcoming and bright, featuring a stylish front door, dual-aspect windows to the front and side for added natural light, and durable laminate flooring - the perfect introduction to this beautifully presented home.

**Lounge** - Features a striking multi-fuel fire set on a marble hearth with a brick back and solid oak mantle, framed by a porcelain tiled feature wall. Includes built-in storage with floating shelves, a bow window, side window, and double doors for ample light. Finished with laminate flooring, under-stairs storage, low-level stair lighting, and a radiator.

**W.C.** - Well fitted with a modern white two piece suite comprising of a low level flush wc and wash hand basin. Marble effect panelled walls, laminate flooring, extractor fan and spotlights.

**Open Plan Living** - A beautifully designed open-plan space that effortlessly combines the kitchen, dining, and living areas.

**Kitchen/Dining Room** - Stylishly fitted with modern wall and base units, granite worktops, and a circular sink with mixer tap. Includes coordinating splashbacks, a Rangemaster cooker with induction hob, two ovens and grill, integrated dishwasher, freestanding washing machine, and American-style fridge/freezer. A central island with oak-effect worktops, vertical panel radiator, pelmet lighting, laminate flooring, spotlights, and windows to the front and rear complete this impressive space.

**Living Room** - Bright and airy, featuring a side entrance door, three skylights, and double bi-folding doors opening onto the rear garden. Includes a side window, spotlights, laminate flooring, and two radiators for year-round comfort.

## **First Floor -**

**Landing** - Features a window to the side elevation, allowing natural light to brighten the space.

**Bedroom One** - Includes a built-in dressing table with mirror, integrated lighting, floating shelf, and two drawers. Features a front-facing window and a radiator.

**Bedroom Two** - Enjoys a rear-facing window that showcases superb, far-reaching views, complemented by a radiator for year-round comfort.

**Bedroom Three** - Offers a rear-facing window framing superb far-reaching views, complemented by a radiator for added comfort.

**Bathroom** - Well-fitted with a modern white three-piece suite comprising a low-level flush WC, wash hand basin, and a bath with an overhead raindrop shower and folding shower screen. Finished with complementary tiled walls and flooring, a useful storage cupboard housing the central heating boiler, spotlights, a front-facing window, and a vertical heated towel rail.

**Outside** - To the front of the property is an open-plan gravelled garden, driveway parking for one car, and additional on-street parking. A side gate provides access to the fully enclosed, beautifully maintained rear garden, which is low-maintenance and features a large Indian stone patio, artificial lawn, and gravelled borders. Additional benefits include an outside tap, dusk-to-dawn lighting, and CCTV cameras.

This lovely home has everything you need - great space, modern style, and stunning views. It's in a popular area with good schools, shops, and transport links close by.

Don't miss the viewing on Saturday, 26th July 2025, from 11:00 AM to 12:00 PM.

Call RE/MAX today to book your appointment - this one won't be available for long!



Living Room



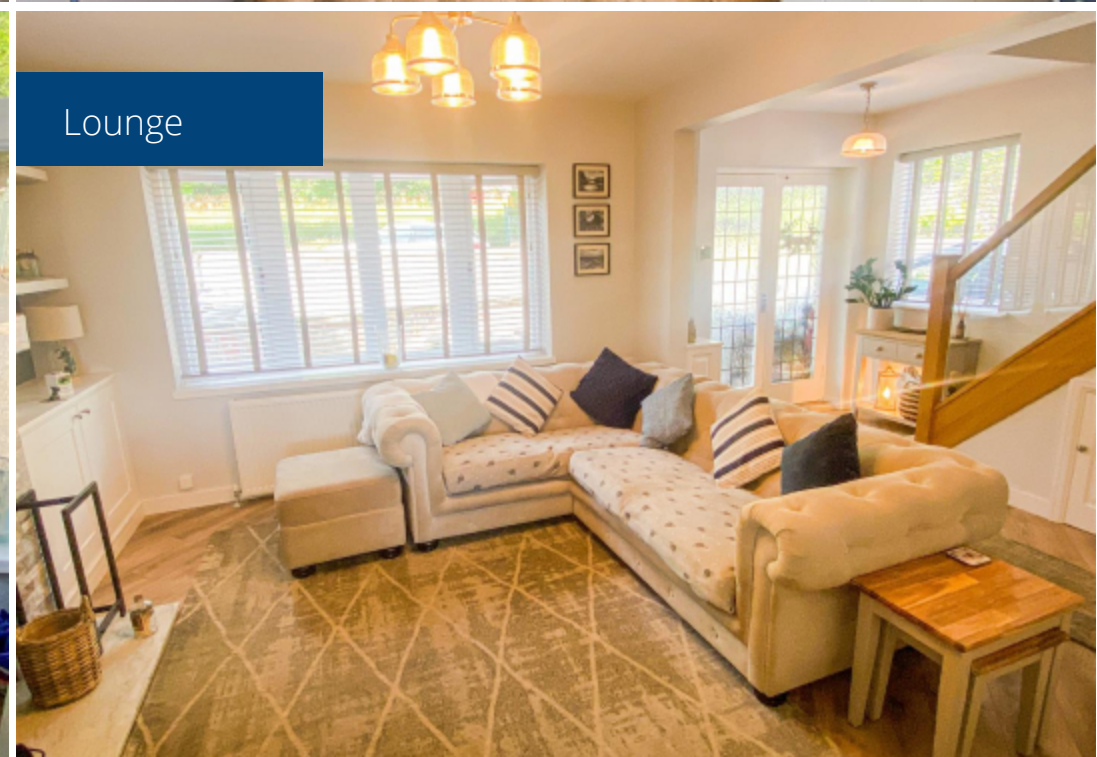
Kitchen/Dining Room



Entrance Porch



Lounge



## Energy performance certificate (EPC)

**Certificate contents**

- Information about this certificate
- Energy rating and score
- Description of property's energy performance
- How this affects your energy costs
- Impact on the environment
- Recommended energy saving measures
- How to contact about this certificate
- Other certificates for this property

**Share this certificate**

- Email
- Upload to Facebook
- Print

**Energy rating**

Energy rating: **D**

Score: 35

Current: 35

Potential: 45

**Property type**

Detached house

**Total floor area**

107 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [more about the rules on letting properties and EPCs](#)

**Energy rating and score**

This property's energy rating is D. How the energy rating affects you

[Discover how energy ratings affect your energy costs](#)

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