



*Spencer.*

106, Ivy Park Road, Ranmoor, S10 3LD

**Buy** —  
a magnificent house with lovely gardens to the front  
and rear and sensational mid-century styling in the  
heart of S10

— from *Spencer.*

- An incredible five bedroom three bathroom detached architect designed with mid-century styling
- On the market for the first time ever and located on this popular road in the heart of S10
- Exceptional proportions throughout set within large level grounds
- Four reception rooms plus breakfasting kitchen and utility room
- Large principal bedroom with en-suite bathroom, enormous feature bath and separate WC with bidet
- Second bedroom with modern en-suite shower room and south facing balcony
- Three further bedrooms and family bathroom on the first floor
- Double car port and ample off-street parking
- Wonderful south facing lawns to the front and sizeable rear garden backing onto Hallam FC and cricket pitches
- Follow What3Words [///wisely.ridge.moment](https://www.what3words.com/)  
EPC Rating - TBC



**Offers Around**  
**£1,350,000**

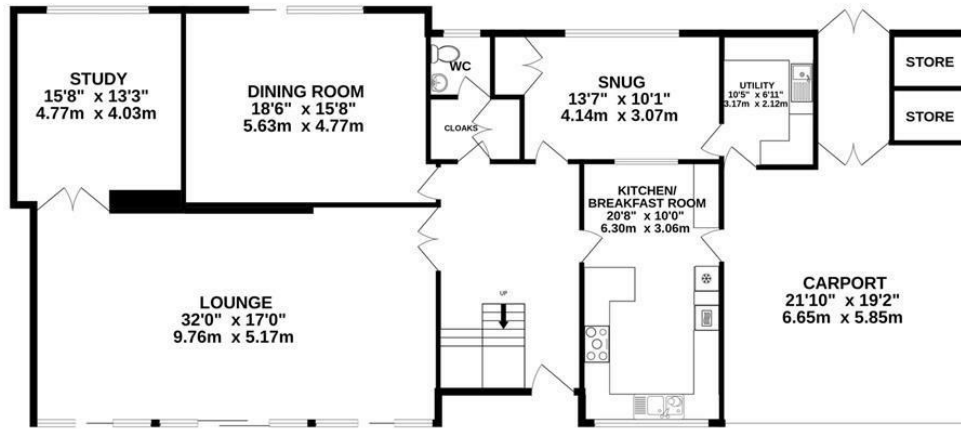






# Floorplan

GROUND FLOOR - MAX ROOM HEIGHT = 2.48M



1ST FLOOR - MAX ROOM HEIGHT = 2.42M



THE CARPORT & OUTSIDE STORE ARE NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 3423sq.ft. (318.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing: Via the Agents  
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