



11 Beauchief Grove, Beauchief, Sheffield, S7 2AF



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Beauchief

Offers Around

£595,000

A stunning, spectacular modern contemporary, four bedroom, three bathroom, detached house built on this exclusive gated development and offering amazing accommodation which must be viewed internally to do full justice.

The property has very high insulation with air source heating and double glazing, and underfloor heating to the ground floor.

Long entrance hall, cloakroom, dining room with Italian tiled flooring and recessed speakers, stunning open plan living kitchen with high quality range of units and appliances, central island and opening through to a dining and living area with media wall with inset feature fireplace. Bi-fold doors lead out onto the landscaped terrace and garden area. First Floor: large master bedroom with Juliette balcony, en suite dressing room, beautifully fitted out and luxury en suite bathroom with recessed TV. Utility room. Second Floor: guest bedroom suite with en suite shower room, further double bedroom, bedroom four/dressing room and family bathroom. Outside: security entrance gates to the development and two parking spaces to the front of the house. To the rear, low maintenance landscaped garden with raised borders, paved patio and sunken hot tub.

Well placed for excellent amenities including recreational facilities with local sports clubs and golf clubs and easy access of the Peak District.

Freehold

Council Tax Band F

- Four Bed / 3 Bathroom Detached House
- Fantastic Modern High Spec Accommodation
- Superb Open Plan Living/Dining/Kitchen Area with Bi-Folds
- Large Master Bedroom Suite with Dressing Room & Bathroom
- Air Source Heating & Double Glazing
- Exclusive Gated Development
- Two Parking Spaces to Front of Property
- Low Maintenance Rear Garden with Sunken Hot Tub
- EPC Rating TBC
- Viewing: Banner Cross Office





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Approx. Gross Internal Floor Area 1656 sq.ft / 153.80 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. *A Life Assurance policy may be requested.* *Written Quotations of credit terms available on request.*

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