



Peak View 1A Helmtan Drive, Woodseats, Sheffield, S8 8QN

Saxton Mee



# Peak View 1A Helmtton Drive

## Woodseats

Offers Around

# £399,950

A stunning, superbly designed 4 bedroom/3 bathroom DETACHED NEW BUILD with panoramic views, constructed to a very high specification with high insulation and air source heat pump, having low bills and low maintenance in mind for the future. Quality fittings and delightfully decorated. Popular suburb of Woodseats with excellent local shops, schools and amenities and within easy access of the Peak District National Park.

Comprising: reception hall, useful storage areas, double bedroom with en suite shower room and French window to terrace, two further bedrooms and family bathroom. First Floor: open plan living kitchen with high gloss units and range of appliances, adjacent dining area and French windows to large decked terrace. Living room with great views. Second Floor: master bedroom with en suite shower room. Outside: good off road parking to the front, side garden area and patio. To the rear, landscaped decked area, ideal for entertaining and great views.

#### Specification:

Under floor heating throughout, each room with a separate controlled zone

Air source heat pump with extremely low running costs and energy bills

All controlled via mobile app with remote access

Separate laundry/drying area on ground floor

Compliant with secure by design standards. Air tight building, compliant with Building Regulations

Quartz worktops. Caple appliances including integrated steam oven and microwave

Feature LED lighting throughout. Intruder alarm

Three large off road car parking spaces

Electric vehicle car charging point

Herringbone luxury vinyl tile fitted throughout kitchen, dining room and lounge

All bedrooms and stairs carpeted

Oak balustrade, posts and handrails with black iron balustrades

Contemporary sanitaryware fitted within bathroom cabinets

LED de-misting mirrors and cabinets with shaver and toothbrush points to bathrooms

Indian sand stone paving terrace with composite decking

Feature window surrounds clad in Siberian Larch boarding



- Stunning New Build Detached House
- Four Bedrooms and Three Bathrooms
- Far Reaching Views Over Towards Peak District And Blacka Moor
- Very High Insulation Values And Air Source Heat Pump
- 10 Year Warranty And Underfloor Heating
- Two Double Bedrooms With En Suites And Separate Luxury Family Bathroom
- Fantastic High Specification Living Kitchen With Granite Worksurfaces
- Attractive Easily Maintainable Garden Areas
- Freehold
- Viewings Via Banner Cross Office

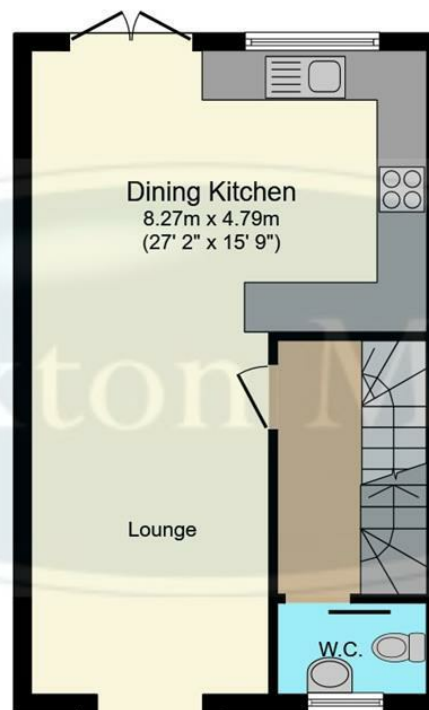








**Ground Floor**  
Floor area 46.9 m<sup>2</sup> (505 sq.ft.)



**First Floor**  
Floor area 38.0 m<sup>2</sup> (409 sq.ft.)



**Second Floor**  
Floor area 23.4 m<sup>2</sup> (252 sq.ft.)

**TOTAL: 108.4 m<sup>2</sup> (1,166 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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