







28 The Glen

Endcliffe • Sheffield • S10 3FN

Asking Price £350,000

Considerably improved by recent owner and thoughtfully conceived throughout, is a stunning 2 double bedroom ground floor apartment with fabulous private patio adjoining just under 4 acres of beautifully maintained communal gardens and woodland. Features stylish décor, bespoke fitted storage, generously proportioned light and airy accommodation and impressive security measures. Benefits from combination gas central heating, double glazing, and 2 garages. Viewing is highly recommended to fully appreciate. The lounge is generously proportioned presented in modern grey tones, with remote controlled recessed electric fire and complemented by sliding doors opening onto a superb private patio infusing the outdoor space and offering a stunning outlook over communal gardens and woodland. Sliding glazed doors separate the elegant dining area. The kitchen is fitted with a range of wooden shaker style units topped with star galaxy granite worktops and include a range of Bosch integrated appliances. There are 2 double bedrooms overlooking the communal gardens and woodland, both incorporating Sharpes bespoke furniture creating a stylish main bedroom and versatile guest bedroom which also offers office and gym space, with bespoke fitted furniture. The modern bathroom is fully tiled, equipped with bath, floating vanity unit topped with granite and impressive runway lighting and heated mirror. The inner hallway provides useful storage and houses the Vaillant combination boiler. Outside the property is set within just under 4 acres of delightful landscaped communal grounds and woodland views, including private lake, bordering onto Endcliffe park. There are 2 single garages and off-road parking including visitors parking. Leasehold 199 years from September 1969 Service charge £2628 per annum. Council Tax Band C, EPC TBC.





- Stunning Ground Floor Apartment in Endcliffe
- 2 Double Bedrooms
- Modern Kitchen & Bathroom
- Measuring an Impressive 1179 sq ft
- Stylishly Presented Throughout

- 2 Secure Garages & Resident Parking
- Just Under 4 Acres of Communal Gardens
- Lease 199 years from Sept 1969 GR £35pa
- Service Charge £219 / month
- Council Tax Band C, EPC Rating TBC

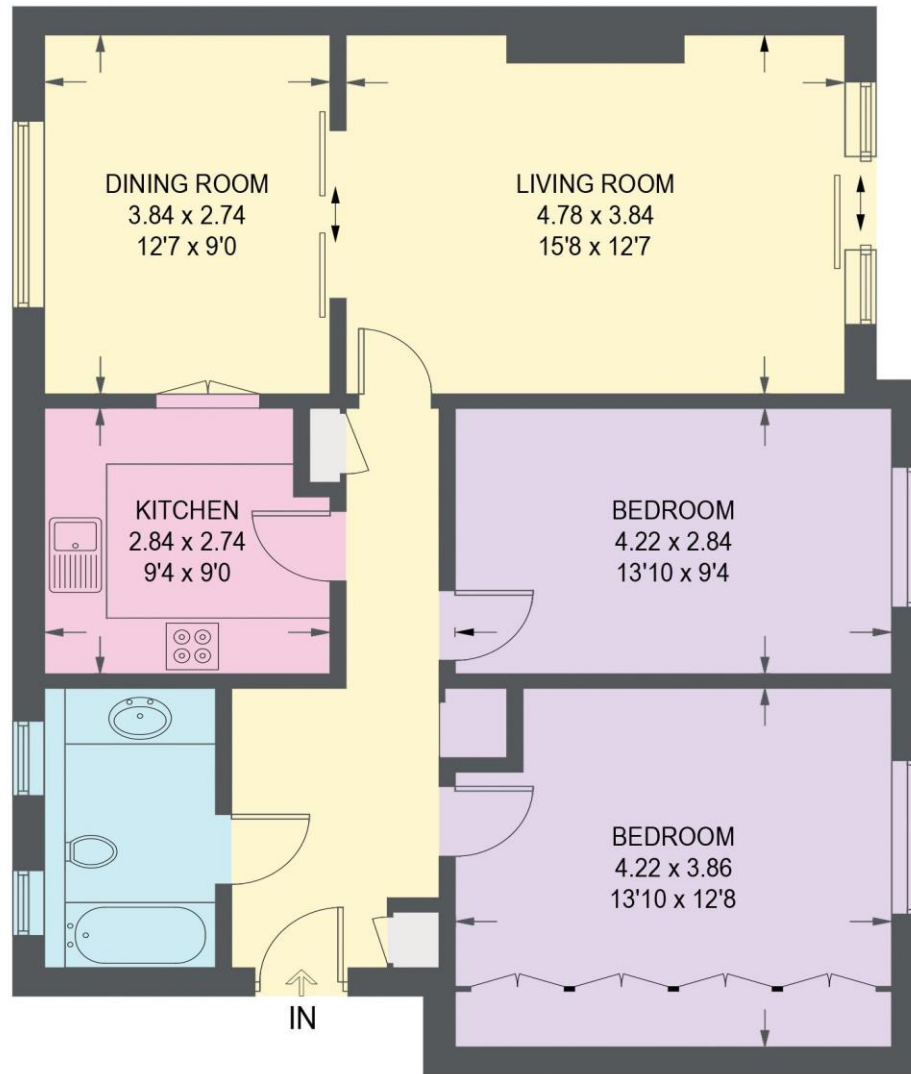


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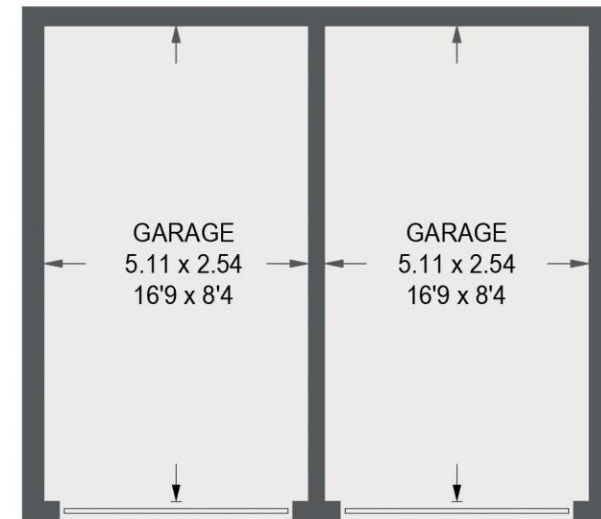
APPROXIMATE GROSS INTERNAL AREA = 83.5 SQ M / 899 SQ FT

GARAGES = 26.0 SQ M / 280 SQ FT

TOTAL = 109.5 SQ M / 1179 SQ FT



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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



haus

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