







14 Eagle Lane

Kelham • Sheffield • S3 8BF

Guide Price £400,000 - £425,000

A fabulous 3 bedroom contemporary town house situated in the sought after development of Little Kelham. The property offers generous and flexible living accommodation over 4 levels including a superb open plan kitchen/living/dining room with built-in kitchen appliances, an entertaining terrace, communal central lawn, bamboo flooring, community solar panels, MVHR heat recovery ventilation system with app controls and home/away switch, triple glazing and integrated garage with an electrically operated door. The front entrance door opens into the garage which has power, light and a fob operated electric door. A door opens into the entrance lobby. There is a ground floor WC and utility room with sink, offering space and plumbing for a washing machine, housing the hot water tank and MVHR unit. From the lobby, stairs rise to the first floor. The fabulous open plan flexible kitchen/dining/living room is dual aspect, presented in bright, cheerful décor finished with bamboo flooring, complemented by front facing French doors which open onto a Juliet balcony and rear facing windows, providing access onto the entertaining terrace and communal garden. The kitchen is fitted with gloss units, matching quartz worktops and superb glass splashbacks. Integrated appliances include Neff ovens, fridge, freezer, slimline dishwasher, and Quooker tap. From the living area, stairs rise to the second floor featuring a double bedroom overlooking the communal garden and front facing bedroom / flexible living space, currently used as an office which features internal windows looking over the kitchen creating a light and airy open plan feel. The bathroom is equipped with modern 3-piece white suite, rainfall shower and styled with contrasting tiles. The second floor provides a dual aspect main bedroom, an impressive space which incorporates high ceilings, built in bespoke storage, ensuite shower room and private outdoor terrace. Eagle Lane is ideally located for a range of facilities within Kelham Island and also well-placed for easy access to the city centre, hospitals, universities, Meadowhall and the M1 motorway. Lease length is until 31/12/3013 – Ground rent £150pa Service Charge £391.62 per quarter





- Stunning 3 Bedroom Mid Town House

- Bright & Airy Accommodation Over 4 Floors

- 2 Separate Private Outdoor Terraces

- Central Communal Gardens

- 3 Double Bedrooms & 2 Bathrooms

- Service Charge £391.62 per quarter

- Integral Garage & Store Room

- MVHR Heat Recovery Ventilation System

- Lease Length is until 31/12/3013, Ground Rent £150pa

- Council Tax Band E, EPC Rating D



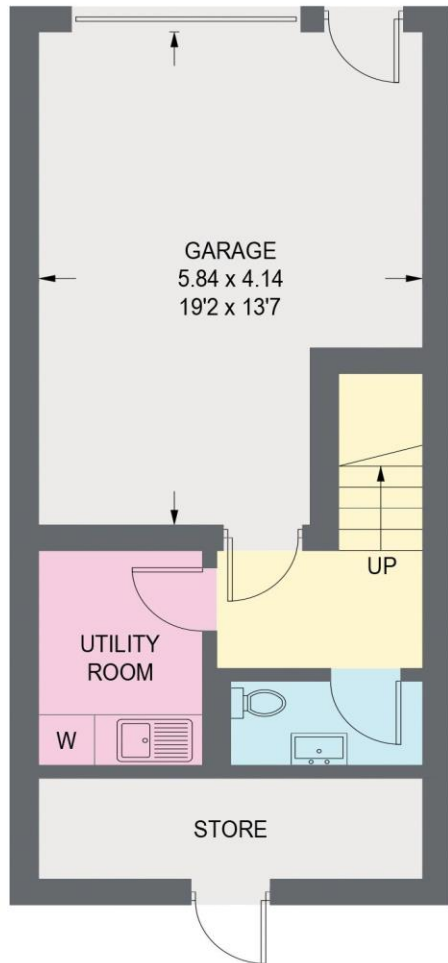


14 EAGLE LANE

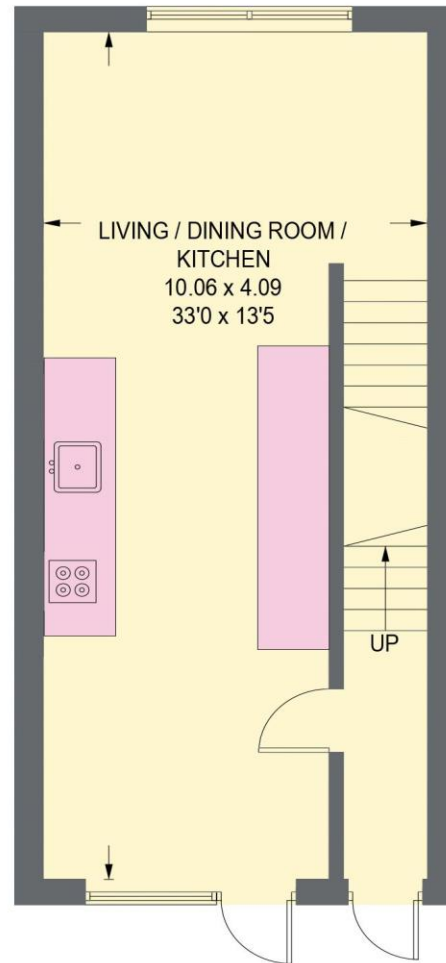
APPROXIMATE GROSS INTERNAL AREA = 138.6 SQ M / 1492 SQ FT
(INCLUDING GARAGE / EXCLUDING VOID)

STORE = 5 SQ M / 54 SQ FT

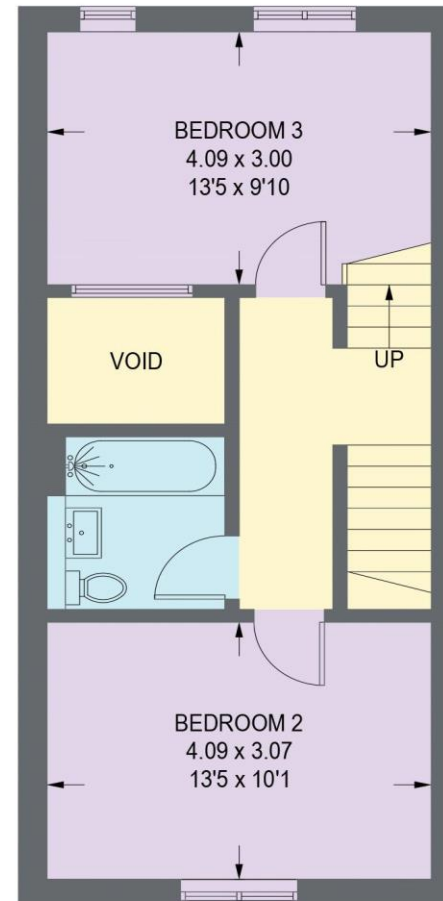
TOTAL = 143.6 SQ M / 1546 SQ FT



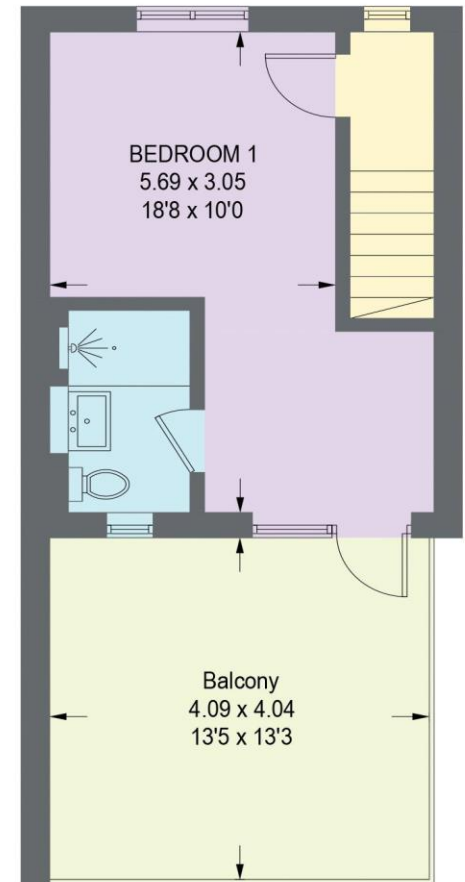
GROUND FLOOR
35.8 SQ M / 385 SQ FT



FIRST FLOOR
41.7 SQ M / 449 SQ FT



SECOND FLOOR
37.5 SQ M / 404 SQ FT



THIRD FLOOR
23.6 SQ M / 254 SQ FT

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



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