





10 Kenbourne Road

Nether Edge • Sheffield • S7 1NL

Guide Price £495,000 - £525,000

A stunning, 5 double bedroom, stone fronted, semi detached house on a desirable tree lined road in Nether Edge, S7 with period features, a fabulous dining kitchen, 2 bathrooms plus downstairs WC and an enclosed, easy to maintain courtyard garden. An open porch with tiled floor leads to the front door which opens into the spacious entrance hallway with polished wooden floorboards, wood panelling, cloak hanging space, under stairs storage cupboard and a downstairs WC. The bright and airy living room has a bay window, polished floorboards, a feature stone fireplace with wood burning stove inset and period features including a decorative ceiling rose and coving. The open plan dining kitchen has a range of bespoke base and wall units in cream with solid wooden work surfaces, two rear facing windows, a range cooker with extractor over, space and plumbing for a washing machine and dishwasher and polished wooden flooring which flows into the dining area. The dining area has a feature stone fireplace with cast iron insert and French doors which open into the garden to the rear. From the kitchen is a door which opens onto stairs which descend into the cellar. From the entrance hallway, stairs rise to the first floor landing. There are three generously proportioned double bedrooms, the two rear facing bedrooms have treetop views and the front facing bedroom has a feature cast iron fireplace. There is a shower room with white suite, WC and basin with white tiling and the family bathroom has a cast iron bath, basin, separate shower cubicle and WC and has grey and white tiling. From the landing, a door opens onto stairs which rise to the second floor landing. The fourth double bedroom has three rear facing Velux windows with black out blinds, treetop views and eaves storage and the fifth double bedroom has front and side facing Velux windows also with built in black out blinds. Outside, to the rear is an enclosed, easy to maintain, decked courtyard garden with gated access to the side of the property. To the front and side is a block paved stone path leading to the front door and side gate, with established borders. Kenbourne Road is conveniently located close to a range of local amenities including bars, pubs, cafes and shops in Nether Edge and is in catchment for several reputable local schools.

*Please note the images within this listing are from 2021



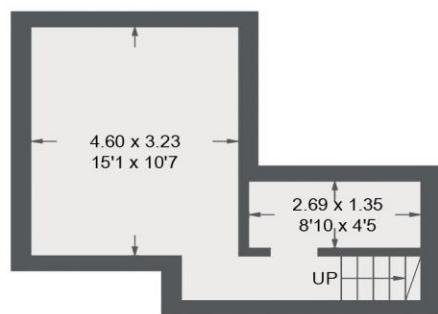
- Semi Detached House
- 5 Double Bedrooms
- Period Features
- Fabulous Dining Kitchen
- Feature Fireplaces
- 2 Bathrooms Plus Downstairs WC
- Gas Fired Central Heating
- Catchment for Reputable Local Schools
- Freehold & No Chain
- Council Tax Band D & EPC Rating E

10 KENBOURNE ROAD

APPROXIMATE GROSS INTERNAL AREA = 190.9 SQ M / 2055 SQ FT

CELLAR = 22.6 SQ M / 243 SQ FT

TOTAL = 213.5 SQ M / 2298 SQ FT (INCLUDING EAVES)



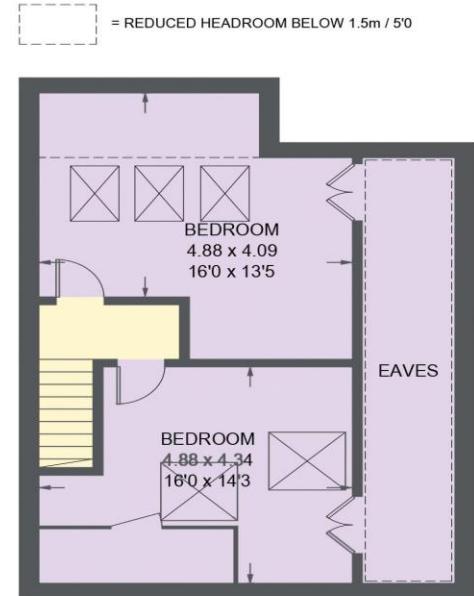
CELLAR = 22.6 SQ M / 243 SQ FT



GROUND FLOOR = 66.8 SQ M / 719 SQ FT



FIRST FLOOR = 64.0 SQ M / 689 SQ FT



SECOND FLOOR = 60.1 SQ M / 647 SQ FT

= REDUCED HEADROOM BELOW 1.5m / 5'0