



129a Yew Lane, Ecclesfield, Sheffield, S5 9AP

Price Guide £285,000 - £295,000

- Semi Detached Executive New Build Home
- Three Bedrooms
- Off Road Parking
- South East Facing Rear Garden
- Energy Rating A
- Contemporary Open Plan Kitchen/Diner
- Close to Open Countryside
- Superbly Presented
- Stylish Family Bathroom and Ensuite
- Enclosed Private Garden

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Andersons are proud to offer to the open market this stunning semi-detached new build property which is located in the highly desirable residential suburb of Ecclesfield. An internal inspection is highly recommended to appreciate the standard of craftsmanship and quality of fixtures and furnishings in this beautiful property. The property has an Energy Rating of A having been built to the highest standards and benefits from market leading Eco products including Solar Panels and heat recovery combination boiler, under floor heating to the ground floor and bathrooms, gas fired central heating, contemporary bathroom and en-suite shower room and a superb designer kitchen with high quality integrated appliances.

The property is also well situated to the north of the city with access to the host of local amenities in Ecclesfield, Chapletown and Grenoside including major supermarkets, restaurants, pubs and shops. The area has always been a firm favorite with young professionals and families due to its location on the Northern outskirts of the city and great access to the M1 (2 miles), Northern General Hospital (3 miles) and City Centre (5 miles) as well as having easy access to stunning countryside and relaxing walks around local parks and woodland.

The accommodation briefly comprises of: Entrance Hall, Living Room, Lobby, Cloakroom w/c, Dining Kitchen, First Floor Landing, Bedroom One with En-suite, Bedroom Two, Bedroom Three and Family Bathroom.



Council Tax Band: New Build



ECO CREDENTIALS

The property is extremely energy efficient and has an A rating on its EPC. This is due to a number of factors including construction methods, insulation, heat recovery boiler and Solar Panels. The solar panels have been installed by the well regarded GB Solar who are more than happy to discuss the day to day use and their short, medium and long term benefits. GB solar have provided us with the following key points

- 3,450kwh of clean electricity produced every year, worth over £1,000 (at a rate of 30p/kWh).
- 12yr Warranty on the inverter and battery
- 25yr warranty on the panels
- Installed by a market-leading installer, providing market-leading equipment.
- Online tech support available at no cost, once the homeowner connects the system to the internet.
- Full, Free for life online monitoring portal, showing whole-house electricity production, consumption and allowing energy management, including Smart Grid integration and Off-Peak Charging to enhance savings further.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

A modern composite entrance door with obscured glazed side panel leads into a reception area. Being neutrally decorated and providing a good first impression on what is to come from the rest of the property. With engineered grey oak flooring, which is a feature that flows throughout the ground floor of the property and a staircase which leads to the first floor accommodation.

LIVING ROOM

This lovely light and airy room benefits from the continued engineered grey oak flooring, a front facing 'Anthracite' grey uPVC double glazed

window, a wall mounted heating panel and ample double electrical sockets.

LOBBY

With a side facing fixed panel 'Anthracite' grey uPVC double glazed window with obscured glass.

CLOAKROOM W/C

Benefiting from a two piece suite comprising of a low flush w/c and a wash hand basin. There is also an extractor fan and engineered grey oak flooring.

DINING KITCHEN

Walking into the open plan Kitchen/Diner area at the rear of the property offers the real 'WOW' factor. You can see that the vendors have put a lot of effort into this area, the quality of fixtures and finishing and amount of natural light makes this a very special property. The truly stunning kitchen has been designed to combine the most practical of areas with stylish looks and innovation. The kitchen area is fitted with a comprehensive range of light grey units below streamlined brilliant white Quartz work surfaces. Integrated within the wall units are a pair of 'Neff' ovens, one of which is a 'hide and slide' single electric oven, the other being a combination oven. There is also a full height fridge freezer incorporated amongst ample storage units. There is a modern ceramic sink with stylish mono block mixer taps, integrated dishwasher and space and plumbing for an automatic washing machine. The peninsula provides more storage and relaxed, breakfast bar along with an inset induction hob. There are also recessed LED lights to the ceiling, engineered grey oak flooring, under floor heating and wall mounted control panel, 'Anthracite' grey French doors which look onto and lead out to the rear garden and a rear facing 'Anthracite' grey uPVC double glazed window.

FIRST FLOOR

LANDING

Providing access to all bedrooms and benefiting from a LED lighting to

the ceiling, a side facing 'Anthracite' grey uPVC double glazed window and access via a retractable ladder to the loft space, which provides storage and houses the heat recovery combination boiler.

BEDROOM ONE

Benefiting from a front facing 'Anthracite' grey uPVC double glazed window which looks over roof tops to open countryside beyond and a central heating radiator,

ENSUITE SHOWER ROOM

Fitted with a contemporary three piece suite, comprising of a low flush w/c, 'floating' vanity wash hand basin with storage below and a tiled walk in shower cubicle with large twin head thermostatic shower. There is also recessed ceiling spotlights, a rear facing 'Anthracite' grey uPVC double glazed window and an extractor fan.

BEDROOM TWO

Having a front facing 'Anthracite' grey uPVC double glazed window which looks onto open fields and a central heating radiator.

BEDROOM THREE

Having a front facing 'Anthracite' grey uPVC double glazed window which enjoys views onto open countryside and a central heating radiator.

BATHROOM

The amazing family bathroom is fitted with a stylish suite comprising of a panelled bath with matte black twin head thermostatic shower and matching screen, a low flush w/c and vanity wash hand basin. There is also stylish tiling to some areas of the walls and floor and a side facing 'Anthracite' grey uPVC double glazed window.

OUTSIDE

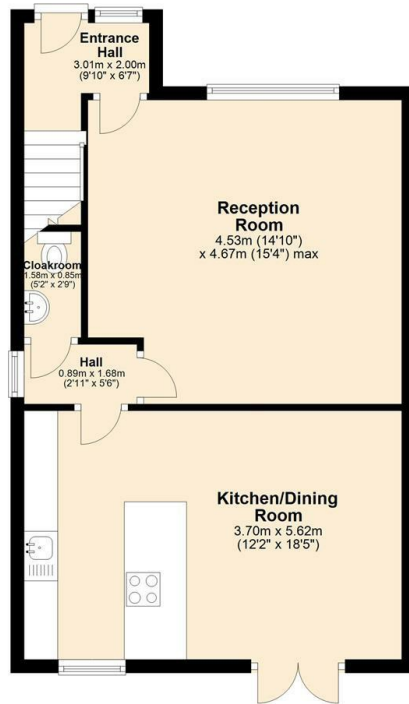
Having ample block paved car standing space to the front providing off road parking for two vehicles. Side access is available and leads to the rear where there is a pleasant enclosed lawned garden with steps leading to a raised decked area which is also accessed via the dining area.





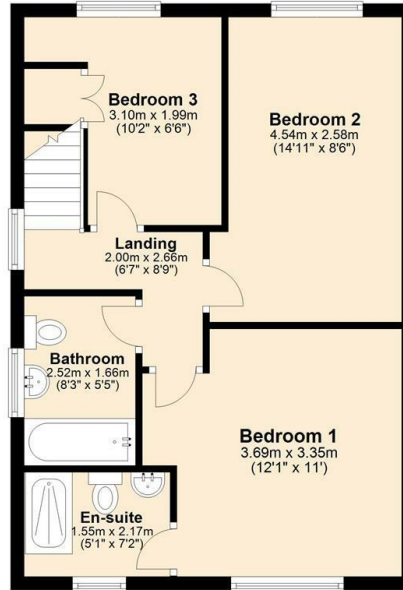
Ground Floor

Approx. 48.9 sq. metres (526.4 sq. feet)

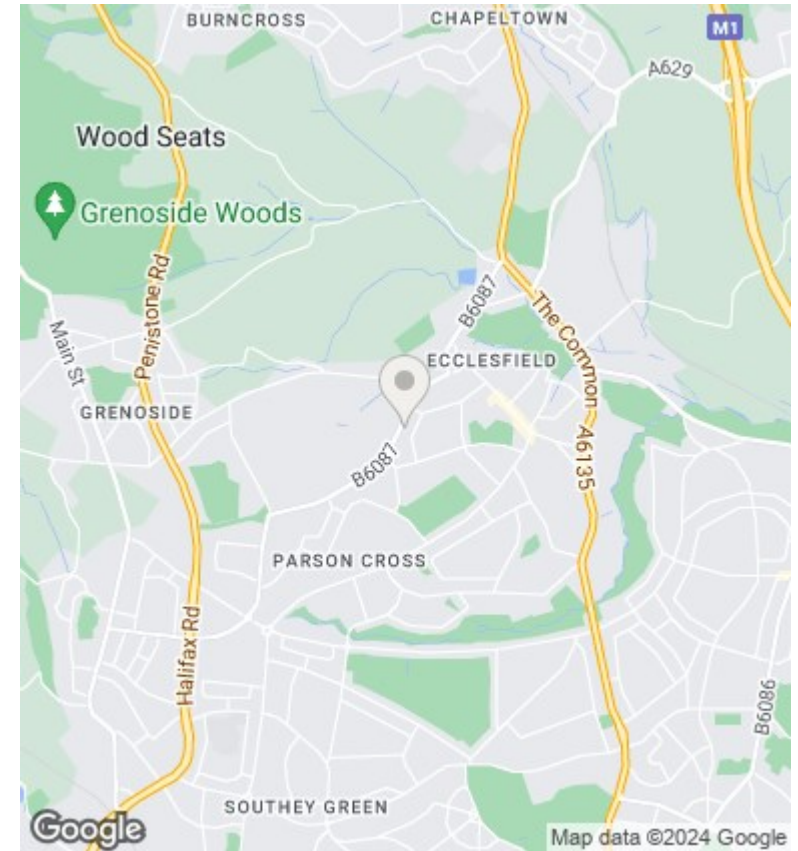


First Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



Total area: approx. 95.7 sq. metres (1029.9 sq. feet)



Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	