



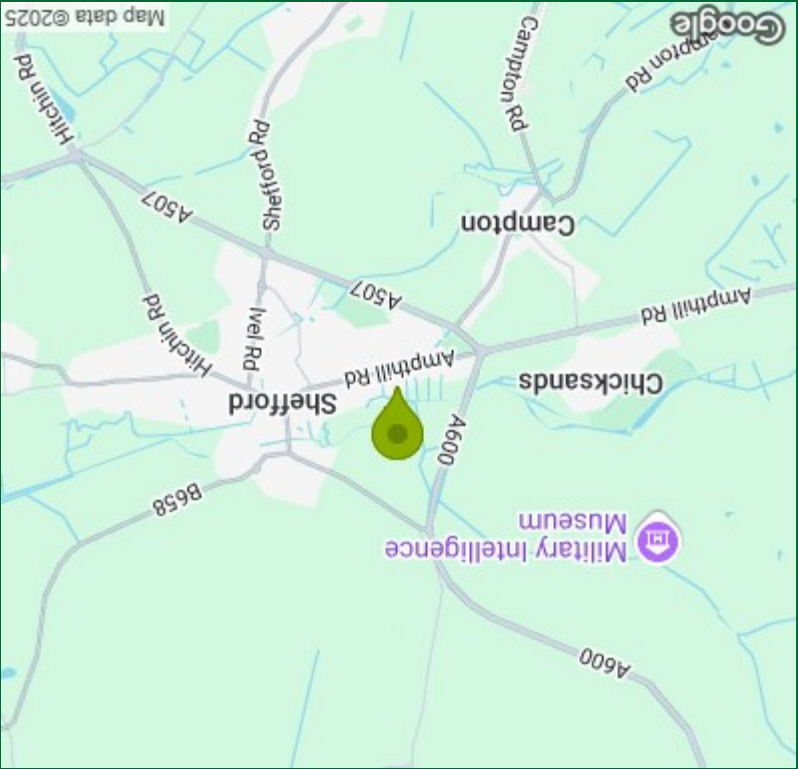
Hazel Close,
Sheffield | Beds
£685,000

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Floor Plan



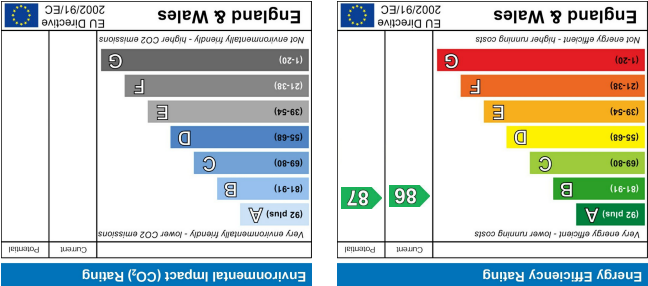
Area Map



Viewing

Please contact our Sheffield Office on 01462 814087

if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Entrance Hall

15'5" x 10'1"

Entrance door, engineered hardwood flooring, radiator, understairs cupboard, stairs leading to first floor.

Cloakroom

White suite comprising of low level w.c, wash hand basin, heated towel rail, window to front with fitted shutter, part tiled walls.

Kitchen

13'5" x 13'5"

A well fitted, hand made kitchen with a range of base and eye level units with granite top work surfaces, inset stainless steel sink unit with mixer tap, integrated "Neff" appliances including eye level double oven, hob with extractor hood over, coffee machine and combination oven, integrated "Miele" dishwasher, freestanding fridge/freezer, tiled flooring, inset spotlights, windows to rear and side with fitted shutters.

Utility

6'5" x 5'5"

Fitted base and wall mounted units with granite top work surfaces, plumbing for washing machine, cupboard housing wall mounted boiler, tiled floor, door to rear garden.

Dining Room

10'1" x 10'1"

Windows to front and side with fitted shutters, Karndean flooring, radiator.

Study

9'9" x 6'2"

Window to front with fitted shutters, radiator.



Lounge

17'4" x 13'4"

A spacious room with French doors to garden, two windows to rear with fitted shutters, engineered wood flooring, radiator, fire place with stone surround and "Clearview" log burning stove.

Landing

Airing cupboard housing hot water tank and shelving, radiator, access to boarded loft space with light.

Master Bedroom

13'4" x 13'4"

Window to rear with fitted shutters, inset spotlights, large range of fitted handmade bedroom furniture, door to:-

En-suite

10'0" x 5'2"

Large walk in shower enclosure with fully tiled walls and Mira Bluetooth shower with rainfall showerhead, heated towel rail, low level w.c, wall mounted basin, tiled floor with underfloor heating, tiled walls, inset spotlights, window to rear.

Bedroom Two

10'1" x 10'1"

Window to front with fitted shutters, radiator.

Bedroom Three

11'9" x 9'9"

Windows to front and side with fitted shutters, radiator, inset spotlights.

Bedroom Four

11'9" x 9'9"

Windows to rear and side, radiator, inset spotlights.

Bathroom

White suite comprising of freestanding bath, fully tiled shower cubicle with Aqualisa power shower, low level w.c and, wash hand basin in vanity units, tiled floor, fully tiled walls, heated towel rail, inset spotlights, window to front with fitted shutters.

Front Garden

Block paved driveway leading to double garage. Low maintenance area laid to decorative stone.

Double Garage

Two up and over doors, power and light, eave storage space, electric car charging point. Left hand garage door electrically operated.

Rear Garden

A good sized, fully enclosed, south facing rear garden with a paved patio area with Canadian cedarwood pergola, steps down onto composite decking leading to additional seating area with paved patio, cedarwood greenhouse, additional fully enclosed lawned garden with large paved patio, outside tap, external lighting and electric sockets.

Agents Notes

Freehold.

Council tax band F.

5KW solar panels on the feed in tariff(fit) installed with 5kw battery.

ADT alarm.

ADT CCTV.

