

4 Belgrave Road, Ranmoor, Sheffield, S10 3LN
Guide Price £799,950

ARCHERS
ESTATES



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Council Tax Band: F

GUIDE PRICE £799,950 - £849,950 A stunning and beautifully presented four bedroom, three bathroom detached home which stands in approximately one-fifth of an acre of grounds and is situated on a quiet, leafy road within the highly desirable Ranmoor Conservation area! Backing onto the prestigious Ivy Park Road and Snaithing Lane with far reaching views towards Mayfield Valley, this fabulous, stylish home is designed to be equally enjoyed from the outside as much as the in, with detail placed on outdoor living space. Located within the catchment area of excellent primary, secondary and private schools, the property is also within proximity to a wealth of shops, cafes and amenities, and benefits from regular transport links giving easy access to the Universities, Hospitals and the Peak District. Enjoying a unique three storey layout, the property has been lovingly upgraded and maintained by the current vendors. Having double glazing and gas central heating throughout, the property in brief comprises; entrance hallway with staircases leading to the first and lower ground floors, spacious living room, conservatory and fourth bedroom with en-suite shower room. To the lower ground floor there is an open dining area, a larger than average modern styled kitchen with access to the rear garden, utility room and integral garage. To the first floor there is a landing area, three bedrooms (the master with en-suite shower room) and a family bathroom. Outside, the property is set back from the road with a security intercom system and electronically gated driveway providing off road parking for several vehicles and a raised balcony/patio. To the rear of the property there is a beautifully landscaped garden which has tiered decking, various seating areas, large lawned garden surrounded by mature trees and shrubs, and a detached high-quality cedar clad Studio ideal for a variety of uses. With NO CHAIN INVOLVED! Freehold tenure, Council Tax Band F.

Entrance Hallway

Access to the property is gained through a front facing solid oak entrance door which leads directly into the hallway. A bright, spacious and inviting room, the hallway has two front facing uPVC double glazed windows, solid wood flooring, a feature radiator and staircase handrails in stainless steel, leading to the lower ground and first floor levels, and a glass door leading to the living room and panelled door to fourth bedroom.

Living Room

A larger than average room which is perfect for families! Having a front facing uPVC double glazed bay window, two radiators, a wall mounted gas fire and rear facing double glazed French doors lead to the conservatory.

Conservatory

A fantastic addition to the property which brings in much light and enjoys fine views over the gardens. Having uPVC double glazed windows, tiled flooring, two radiators and doors leading to the rear garden. This room could be used for a variety of purposes.

Bedroom Four

The fourth bedroom is a single sized room which could also be used as an office. Having a rear facing uPVC double glazed window, radiator and an opening leading to the en-suite shower room. Loft hatch to roof space.

En-Suite Shower Room

Having a modern and stylish suite comprising of a shower enclosure, vanity wash basin and low flush wc. With partially tiled walls, ceramic flooring, a full height radiator and a rear facing uPVC double glazed window.

Dining Area

A staircase descends from the entrance hallway and leads to the dining area, which is a spacious and open room having a front facing uPVC double glazed window, ample space for a dining table and chairs, a radiator, solid wood flooring and a further glass door leads to the breakfast kitchen.

Breakfast Kitchen

A spacious room which has modern and stylish fitted wall and base units with a solid oak worksurface incorporating a stainless-steel sink and drainer unit. There is space for a range cooker with extractor above, space for an American fridge freezer and an integrated dishwasher. Having a breakfast bar area, rear facing uPVC double glazed windows, tiled flooring with underfloor heating, a radiator and rear facing uPVC double glazed patio door leading to the rear garden.

Utility Room

Handily located off the breakfast kitchen, this useful room has space and plumbing for a washing machine and dryer, a laminate worksurface, tiled flooring and a further door leads to the garage.

Garage

Having ample space for a car and/or additional storage items, power and lighting, side facing uPVC double glazed window and an electric sectional door.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first-floor landing area, which has doors leading to the bedrooms and family bathroom, a loft hatch giving access to the roof space and a useful storage cupboard.

Master Bedroom

A good-sized master bedroom which has a rear facing uPVC double glazed windows looking out on to the beautiful private garden, radiator and a door leads to the en-suite shower room.

En-Suite Shower Room

A fantastic addition to the property, having a suite comprising of a shower enclosure, vanity wash basin and a low flush wc. With a radiator, tiled flooring and a rear facing uPVC double glazed window.

Bedroom Two

The second bedroom is a sizeable double bedroom having a front facing uPVC double glazed window, fitted wardrobes and a radiator.

Bedroom Three

The third bedroom is a double room which has a front facing uPVC double glazed window, fitted wardrobes and a radiator.

Family Bathroom

Enjoying a modern styled Villeroy and Boch suite comprising of a panelled bath, a vanity wash basin and a low flush wc. Fully tiled in luxurious Travertine. There is a side facing uPVC double glazed window, towel radiator and matching tiled flooring.

Outside

To the front of the property secure remote-controlled gates give access to the driveway which offers space for up to four cars. Steps ascend to a raised balcony area with glass balustrade which leads to the entrance door and there is a further secure gate which gives access to the rear of the property. The drive has power and feature lighting. To the rear there is a beautifully landscaped garden area which simply must be viewed to be fully appreciated. Having a tiered decking area with glass balustrade creating a fantastic al-fresco dining experience, a large lawn rises to the top of the garden where there is a detached studio and garden shed. With flower beds, borders, shrubs, walkways and mature trees surrounding to give a private feel. There is power and feature lighting creating a stunning effect within the garden area.

Studio

A superb addition to the property, this is a large versatile detached studio which has power and lighting. With laminate flooring and a sliding patio door, the room could accommodate a variety of uses including a studio, office, gym, bar, summerhouse, children's playroom or even a fifth bedroom if required!

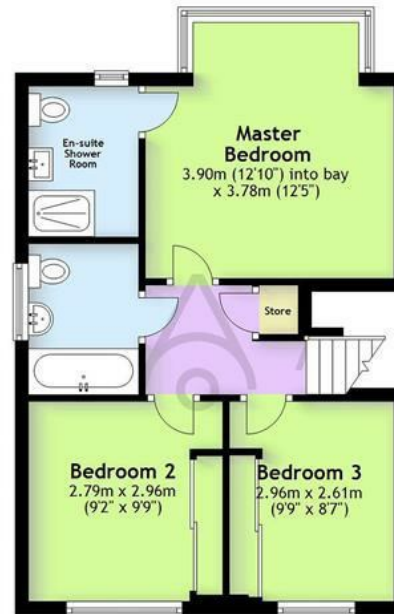


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Ground Floor
 Approx. 109.2 sq. metres (1174.9 sq. feet)



First Floor
 Approx. 41.9 sq. metres (450.6 sq. feet)



Outbuilding
 Approx. 11.3 sq. metres (121.7 sq. feet)



Total area: approx. 162.3 sq. metres (1747.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	81
(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	