

5 Ralph Ellis Drive, Stocksbridge, Sheffield, S36 1EW
£495,000

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Council Tax Band: C

A stunning, larger than average four double bedroom, two bathroom extended detached bungalow which is located on this quiet road in Stocksbridge offering fine views and ample amounts of storage! Having recently undergone a full renovation including extensions, the property is almost brand new throughout and highlights of this include new kitchen and bathrooms, new windows and doors (including solid ash doors to the interior), newly plasterboarded ceilings, all floors fully insulated underneath, under floor heating (water system), including a Nest thermostat for the radiators and a second Nest thermostat for the underfloor heating (kitchen and utility room). There has also been a full re-wire, a new combi boiler and major renovations to the loft space, which is accessed via a large hatch with drop down ladder offering huge amounts of storage. This room could be extended further if required to create a sizeable living space. The property is located close to open countryside and is near to bus routes and a wealth of shops and amenities including Fox Valley retail park. In brief, the property comprises; Entrance lobby, entrance hallway, lounge, open plan dining kitchen with modern units, a utility room, four double bedrooms, two bathrooms, a large attic storage area which is fully boarded with power and lighting, another spacious garage/workshop area and further outbuildings to the rear. Outside, there is a Templeton Stone driveway offering parking for 3 cars to the front and a large, low maintenance garden to the rear with Indian stone patio, lawn and a dry stone wall (which has recently been re built) which backs onto fields. Council tax band C, freehold tenure. This wonderful home is perfect for the large family and a viewing is highly recommended - Contact Archers Estates to book your viewing today!

Entrance Lobby

Access to the property is gained through a front facing composite door which leads into the lobby area, which has a tiled floor and ample space for shoes, coats etc.

Entrance Hallway

A spacious, L-shaped hallway which has doors leading to most rooms in the property, laminate flooring and three radiators. A drop down loft hatch with ladder leads to the attic storage room.

Lounge

A welcoming lounge which has a front facing upvc double glazed window, radiator and feature fireplace with a side lighting gas fire having motion sensor lights.

Open Plan Dining Kitchen

A stunning and larger than average open plan dining kitchen which has stylish fitted wall and base units offering a good amount of storage. With a laminated worksurface incorporating a double Belfast sink with a dual aspect tap with flexible spray, there is also space for a range cooker, American fridge freezer (which is plumbed in), dishwasher, washing machine and tumble dryer. With space for a dining table and chairs, a rear facing upvc double glazed window, tiled flooring, a stylish wooden beam to the ceiling, a rear facing larger than average stable door to the outside where there is a ramp for wheelchair-friendly access, and a side facing door to the garage/workshop. The room enjoys underfloor heating and opens to the utility room.

Utility Room

A useful and versatile room, which has been created for small dog owners having a belfast sink and thermostatic shower attachment. There is continued tiled flooring, tiling to the walls and fitted units for storage. The room also connects to the entrance hallway and has underfloor heating.

Master Bedroom

A good sized master bedroom which has fitted wardrobes, a front facing upvc double glazed window and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a front facing upvc double glazed window, fitted wardrobes and a radiator.

Bedroom Three

A double sized bedroom which has a front facing upvc double glazed window, fitted wardrobes and a radiator.

Bedroom Four

The fourth bedroom is a double sized room which is an L-shaped room having a rear facing upvc double glazed window overlooking the garden area and a radiator.

Family Bathroom

Having a modern styled four piece suite comprising of a panelled corner bath, a double shower enclosure, vanity wash basin and low flush wc. With panelled walls, a radiator, laminate flooring and a rear facing upvc double glazed window.

Shower Room

A useful second bathroom which has a double shower enclosure, a vanity wash basin and low flush wc. With a radiator, laminate flooring, tiled walls and a rear facing upvc double glazed window.

Attic Storage Room

A fantastic space for storage, accessed via a drop down ladder in the entrance hallway from a larger than average hatch, there are two large rooms which are both fully boarded and a rear facing velux window. The newly fitted combi boiler is located in this room too and there is power points and lighting.

Garage/Workshop

Another hugely useful room which is perfect for the car/motorbike enthusiast, this recently constructed addition has an electric roller door to the front, power and lighting, high vaulted ceilings, insulation built into the walls and a rear facing upvc double glazed window. This could easily be changed into additional living space if the use of a garage was not required. The floor is painted and has additions such as a beam for hoisting mechanical items, and a high voltage welders socket. With a sink unit and a rear facing upvc door leading to the garden area.

Detached Outbuilding

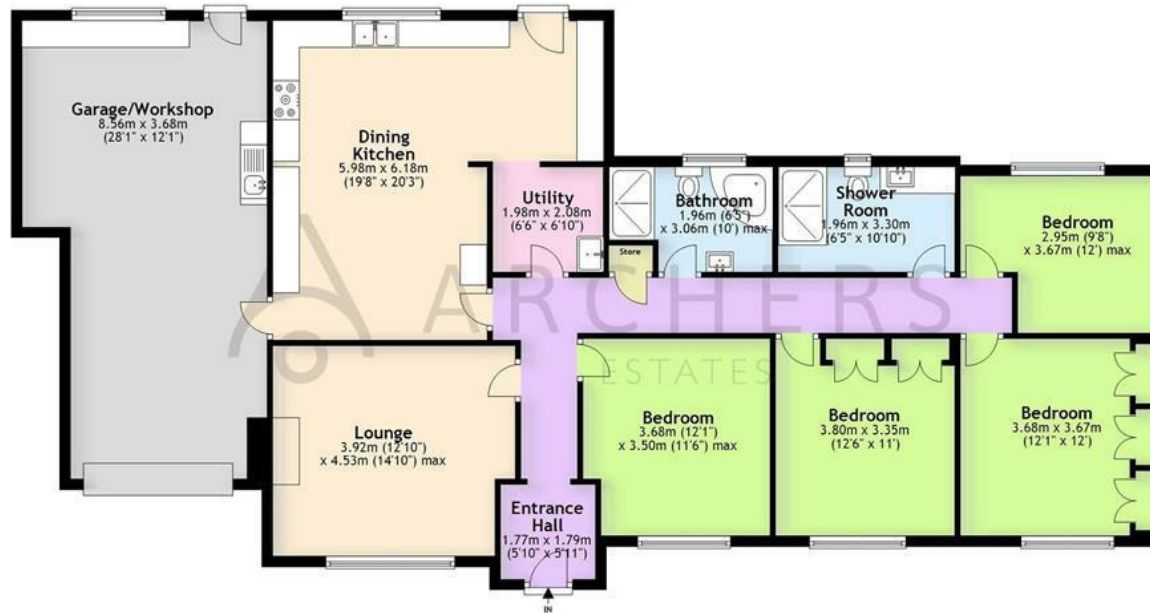
The former double garage, this now offers ample storage space and been improved with a newly fitted roof and rewiring including a newly fitted fuse box with power points and lighting. With an electric roller door, windows to the side and two front facing doors either side of the roller door.

Outside

To the front of the property there is a sizeable Templeton Stone driveway offering parking for at least 3 cars. To the sides of the property there is gated, wider than average wheelchair friendly access to the rear, where there is a large Indian stone patio perfect for outside entertaining, a lawned garden and additional brick built potting shed. The garden is surrounded by a recently re-built dry stone wall next to open fields. There is a power point, water tap, external lighting to both sides of the rear door plus two sensor lights for additional security.



Ground Floor
Approx. 170.1 sq. metres (1830.8 sq. feet)



Outbuilding
Approx. 33.3 sq. metres (357.9 sq. feet)



Attic
Approx. 113.2 sq. metres (1218.2 sq. feet)



Total area: approx. 316.5 sq. metres (3407.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

5 Ralph Ellis Drive, SHEFFIELD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(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	