

112 Ringinglow Road, Ecclesall, Sheffield, S11 7PR
Offers In The Region Of £825,000



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Council Tax Band: F

A stunning, larger than average extended five bedroom, three bathroom detached home which enjoys a corner position in the ever popular suburb of Ecclesall! Perfect for families with space in mind, the property has recently been upgraded to a high specification including an extended open plan living kitchen and an attic conversion creating two additional bedrooms and a shower room! Located within the catchment for highly regarded primary and secondary schools, the property is close to a wealth of shops, cafes and amenities including Ecclesall Road and benefits from regular bus routes giving easy access to the universities, hospitals, city centre and the Peak District. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, downstairs wc, utility/cloakroom, bay fronted lounge, open plan living kitchen with an island unit and bi-folding doors and an office/occasional room. To the first floor there is a landing area, master bedroom with dressing room and en-suite shower room, two additional bedrooms and a family bathroom. To the second floor there is a landing area, two double bedrooms and a shower room. Outside, there is a driveway for two cars to the front, a side area and a spacious rear garden with patio and raised lawn enjoying a private outlook. Freehold tenure, council tax band F. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today!

Entrance Hallway

Access to the property is gained through front facing upvc double glazed french doors which lead to the wide and inviting entrance hallway. Having a tiled floor with a step up to a laminated floor, a radiator, staircase rising to the first floor, a front facing upvc double glazed window and a useful under stairs cupboard.

Downstairs WC

Having a low flush wc, vanity wash basin, radiator, side facing upvc double glazed window, tiled flooring and the room opens to the utility/cloakroom.

Utility/Cloakroom

A great addition to the property, having a laminated work surface and space beneath for a washing machine. With a side facing upvc double glazed window, continued tiled flooring and the combi boiler is housed here.

Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window, radiator and a fireplace with a feature log effect gas fire.

Open Plan Living Kitchen

A stunning, recently upgraded living kitchen which is perfect for families. Having a kitchen area with an island unit, lounge area and dining area with bi-folding doors opening to the garden. To the kitchen area there are fitted wall and base units with a quartz work surface incorporating a ceramic sink and drainer unit and gas hob with extractor above, including an island unit with breakfast bar. There are integrated appliances including two electric ovens, a microwave and a dishwasher. There is also space for an American fridge freezer. To the lounge area there is a side facing upvc double glazed bay window with feature fireplace and an oak beam above. To the dining area there is ample space for a table and chairs, three rear facing velux windows, a tall rear facing upvc double glazed window, rear facing double glazed bi-folding

doors and two radiators. With laminate flooring throughout and a door leading to the office/occasional room

Office/Occasional Room

Another great addition, having a rear facing upvc double glazed window and rear facing velux bringing much light into the room. With a radiator and laminate flooring, this room is extremely versatile and could be used for a variety of purposes.

First Floor Landing

A staircase ascends from the entrance hallway and leads to the first floor landing, which has a wooden bannister rail and further staircase rising to the second floor accommodation.

Master Bedroom

A good sized double room which has a side facing upvc double glazed bay window and a radiator. The room opens to the dressing area.

Dressing Room

Another versatile room which is spacious and has a rear facing upvc double glazed window and a radiator. A door leads to the en-suite shower room.

En-Suite Shower Room

Having a modern styled suite comprising of a shower enclosure, vanity wash basin and a low flush. With a rear facing upvc double glazed window, towel radiator and tiling to the floor.

Bedroom Two

The second bedroom is a double sized room which has a front facing upvc double glazed bay window enjoying far reaching views and a radiator.

Bedroom Three

The third bedroom is a single sized L-shaped room which has a front facing upvc double glazed window and a radiator.

Family Bathroom

A spacious bathroom which has a four piece suite comprising of a panelled bath, a corner shower enclosure, a vanity wash basin and a low flush wc. With two side facing upvc double glazed windows, a radiator and laminate flooring.

Second Floor Landing Area

A staircase ascends from the first floor and leads to the second floor landing area, which has a wooden bannister, front facing velux window and doors to rooms on this level.

Bedroom Four

A bright and spacious dual aspect room which has two front facing velux windows and a rear facing upvc double glazed dormer window. With a radiator and eaves storage.

Bedroom Five

Another double sized bedroom which enjoys a dual aspect layout having a front facing velux window and a rear facing upvc double glazed dormer window. With a radiator and built in wardrobes.

Shower Room

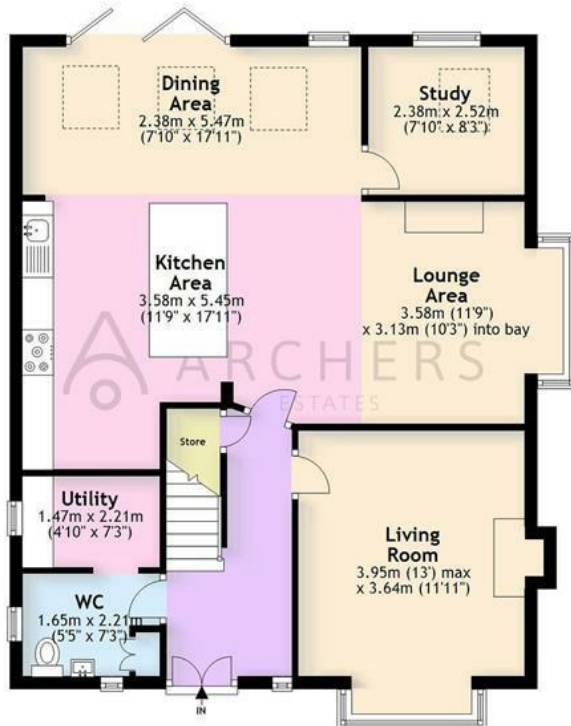
A modern, recently installed shower room which has a suite comprising of a double shower enclosure, a vanity wash basin and a low flush wc. With a towel radiator, rear facing upvc double glazed window and tiled flooring.

Outside

To the front of the property there is a driveway providing off road parking for two cars, surrounding shrubs/trees/borders and a gated entrance from Ringinglow Road. A gate to the side leads to the rear garden which is a good size, having a patio and steps rising to a lawned garden with surrounding borders and fencing for additional privacy.



Ground Floor
 Approx. 83.6 sq. metres (899.6 sq. feet)



First Floor
 Approx. 63.0 sq. metres (678.0 sq. feet)



Second Floor
 Approx. 60.6 sq. metres (651.9 sq. feet)



Total area: approx. 207.1 sq. metres (2229.6 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.

112 Ringinglow Road, SHEFFIELD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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	