

5 Derriman Grove, Ecclesall, Sheffield, S11 9LE
£625,000

ARCHERS
ESTATES



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Council Tax Band: F

A wonderful four double bedroom detached residence which is situated on a quiet cul-de-sac in this popular suburb! Requiring modernisation, the property retains many original 1960's features and is perfect for families wishing to put their own stamp on! Located within the catchment area of Dobcroft and Siverdale schools, the property is also within easy reach of the universities, hospitals, the city centre and the Peak District thanks to regular bus routes nearby and is close to shops, amenities and cafes. With double glazing and gas central heating throughout, the property in brief comprises; entrance lobby, hallway, downstairs wc, spacious living room with access to the rear garden and a kitchen. To the first floor there is a spacious landing area, four double bedrooms, a bathroom and a shower room. Outside, there is a driveway with parking for four cars, a front lawn, an integral garage and to the side of the property there is also a carport. To the rear there is a good sized garden with patio and steps rising to a private lawned area. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer! Contact Archers to book your visit today! Freehold tenure, council tax band F.

Entrance Lobby

Access to the property is gained through a front facing upvc entrance door which leads into the lobby. There is a front facing upvc double glazed window, a useful cloaks cupboard and a further door leads to the hallway.

Hallway

A wide and inviting hallway which has a glazed window looking into the lounge for added brightness, a radiator, access to the garage and a staircase rising to the first floor accommodation.

Living Room

A larger than average living room which has ample space for seating and dining options, having front and rear facing upvc double glazed windows, a rear facing double glazed door leading to the garden, three radiators and a fire surround. An internal glazed window connects to the kitchen.

Kitchen

An original style kitchen with fitted wall and base formica units and a worksurface incorporating a stainless steel sink and drainer unit. With space for a cooker and fridge freezer, vinyl flooring, a rear facing upvc double glazed window, housing for the Glow

Worm boiler and a cupboard with space for the washing machine. A side facing door leads to the carport area.

Downstairs WC

Having a low flush wc, a pedestal wash basin, a chrome towel radiator, vinyl flooring and a side facing double glazed window.

First Floor Landing Area

A staircase ascends from the hallway and leads to the first floor landing area, which is larger than average and has a front facing upvc double glazed window and useful storage/airing cupboard. Doors lead to all rooms on this level.

Master Bedroom

A good sized double bedroom which has a rear facing upvc double glazed window and a radiator.

Bedroom Two

The second bedroom is another double room which has a rear facing upvc double glazed window, a radiator and built in wardrobes.

Bedroom Three

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

Bedroom Four

The fourth bedroom is a double room which has a front facing upvc double glazed window, a radiator and built in wardrobes.

Family Bathroom

A spacious bathroom which has a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a radiator, vinyl flooring and a side facing upvc double glazed window.

Shower Room

Having a walk in shower enclosure, a pedestal wash basin and a low flush wc. With a radiator, vinyl flooring and a rear facing upvc double glazed window.

Outside

To the front of the property there is a driveway providing off road parking for upto four cars leading to the integral garage and a lawned garden with shrubs. To the side of the property there is a carport and immediate access to the rear, where there is a spacious and private garden with patio and steps rising to the lawned space which has hedging surrounding.

Integral Garage

Having an up and over door and power/lighting, a water supply and plumbing for a washing machine.



Ground Floor
 Approx. 75.7 sq. metres (815.1 sq. feet)



First Floor
 Approx. 76.4 sq. metres (822.7 sq. feet)



Total area: approx. 152.2 sq. metres (1637.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	