

17 Westwood Avenue, Wadsley Park Village, Sheffield, S6 1UP
Offers In The Region Of £630,000

ARCHERS
ESTATES



17 Westwood Avenue, Wadsley Park Village, Sheffield, S6 1UP

Offers In The Region Of £630,000

Council Tax Band: F

A stunning, modern styled extended five/six double bedroom, four bathroom detached home which is situated in a quiet and private position within this popular estate. Perfect for families, this stylish home boasts a stunning open plan kitchen area with recently fitted units, an extended garden room with bi-folding doors, sizeable rooms throughout and a larger than average garden which backs onto historic woodlands to name a few highlights. Located close to open countryside, shops and amenities, there are regular transport links nearby including the Supertram, giving easy access to the universities, hospitals and the city centre, and the property is within the catchment area of popular local schools. With double glazing and gas central heating throughout via Hive technology, the property in brief comprises; Entrance lobby, entrance hallway, study/occasional bedroom, downstairs wc, bay fronted lounge with feature log burner, a sizeable open plan living kitchen with an island unit, an extended garden room with a recently tiled roof, and utility room. To the first floor there is a spacious landing area, three double bedrooms (two with en-suite shower rooms) and a family bathroom. A further staircase rises to the second floor where there is a landing area, two double bedrooms and a shower room. Outside, there is a garden area to the front and a double driveway leading to the detached garage, which offers additional storage space and has a separate kitchen area. To the rear, there is a beautifully landscaped garden which has three patio areas and steps rising to two spacious lawned gardens, which are surrounded by shrubs and fencing with a gate giving access to the woodland behind. A viewing is highly recommended to appreciate the property on offer, contact Archers Estates to book your visit today! Freehold tenure, council tax band F.

Entrance Lobby

Access to the property is gained through a front facing composite entrance door which leads directly into the lobby area. With two front facing upvc double glazed windows and a further composite door leading to the entrance hallway.

Entrance Hallway

A wide and inviting entrance hallway which has a composite door from the lobby area, laminate flooring, a staircase rising to the first floor, a radiator, a cloakroom and a storage cupboard. Doors lead to the lounge, open plan living kitchen, study room and downstairs wc.

Downstairs WC

Having a low flush wc, pedestal wash basin and a side facing upvc double glazed window.

Lounge

A cosy and inviting lounge which has a front facing upvc double glazed bay window, two radiators and a feature fireplace with log burner. French doors lead to the open plan living kitchen.

Open Plan Living Kitchen

A stunning room which comprises of a kitchen and living room area which also opens to the garden room! Having recently installed stylish kitchen units including an island, there are fitted wall and base units with a quartz worksurface incorporating a double Belfast sink and induction hob with downdraft extractor to the island unit. There are integrated appliances including a double oven (electric plus combi microwave), a separate full sized fridge and freezer, dishwasher, plinth convection heater and also space for a full sized wine cooler. There is a wall opening to the garden room, recently installed luxury laminate flooring throughout and to the living area there is space for a large sofa, radiator and rear facing upvc double glazed bay unit with windows and a set of doors opening to the rear garden and overlooking the garden. A door leads to the utility room and the room opens to the extended garden room.

Garden Room

A wonderful addition to the property, this extended family room could be used for a variety of purposes and has laminate flooring with under floor heating, rear facing bi-folding doors, side facing upvc double glazed french doors, side facing upvc double glazed windows and front and rear facing velux windows.

Utility Room

Accessed from the kitchen, the utility room has recently installed wall and base units with a quartz worksurface. With space for a washing machine and dryer, housing for the boiler and recently installed luxury laminate flooring. A side facing entrance door leads to the outside.

Study/Occasional Bedroom

Another versatile room which is perfect for use as a study/office but could also be an additional bedroom or gym etc if required. Having a front facing upvc double glazed window and a radiator.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail, a front facing upvc double glazed window and doors leading to all rooms on this level. A further staircase rises to the second floor.

Master Bedroom

A larger than average and beautifully presented master bedroom, having ample space for a large bed, two rear facing upvc double glazed windows, two radiators and three separate fitted wardrobes. A door leads to the en-suite shower room.

En-Suite Shower Room

A great addition to the master bedroom, having a suite including a recently installed shower enclosure, a vanity wash basin and low flush wc. With recently installed tiled flooring, a chrome towel radiator and a rear facing upvc double glazed window.

Bedroom Two

The second bedroom is another double sized room which has a front facing upvc double glazed window, a radiator and three fitted wardrobes. A door leads to the en-suite shower room.

En-Suite Shower Room

Having a modern styled suite comprising of shower enclosure, vanity wash basin and a low flush wc. With laminate flooring, a radiator and a side facing upvc double glazed window.

Bedroom Three

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

Family Bathroom

A spacious family bathroom which has a modern styled suite comprising of a panelled bath with mid mounted taps and a shower over, a vanity wash basin and low flush wc. With tiled flooring, a chrome towel radiator and a side facing upvc double glazed window.

Second Floor Landing Area

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

Bedroom Four

A double sized room which has a front facing upvc double glazed dormer window and a side facing upvc double glazed window, laminate flooring, a radiator and a fitted wardrobe.

Bedroom Five

A double sized room which has a rear facing velux window, laminate flooring, a radiator and a cupboard housing the water cylinder.

Shower Room

A spacious shower room which has a suite comprising of a shower

enclosure, a pedestal wash basin and low flush wc. With laminate flooring, a radiator and a rear facing upvc double glazed window.

Detached Garage

A versatile detached garage which has a traditional area which can house a car/further storage and a separate kitchen perfect for outdoor cooking where there are fitted wall and base units, a laminate worksurface and space for a tumble dryer and fridge freezer. With power and lighting, a side facing entrance door to the kitchen and two front facing up and over doors.

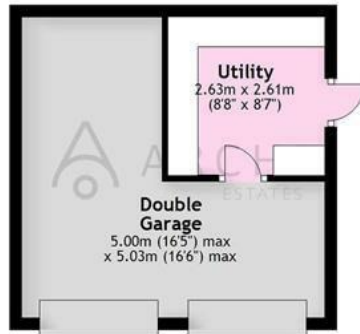
Outside

To the front of the property there is a garden area with shrubs and a pathway leading to the entrance door, a double driveway in front of the detached garage and a separate area of land with shrubs/small trees across the road. A gated passage to the side leads to the rear garden, which is larger than average and backs onto a woodland which can be accessed via a gate to the rear. Having two composite decked areas (the larger one having a power supply and uplights around the edges), a further patio and steps rising to the two lawned gardens which are surrounded by borders, shrubs, trees and fencing, making this a wonderful private space perfect for the family.



Outbuilding

Approx. 25.1 sq. metres (270.7 sq. feet)



Ground Floor

Approx. 94.3 sq. metres (1015.5 sq. feet)



Total area: approx. 242.7 sq. metres (2612.9 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.

First Floor

Approx. 70.9 sq. metres (763.6 sq. feet)



Second Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

01142 683833

info@archersestates.co.uk

www.archersestates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		78	83
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

17 Westwood Avenue, SHEFFIELD