



32 Cockshutt Road

Beauchief, S8 7DX

A truly stunning larger than average three/four bedroomed double bayed, extended semi detached family home. Located in the heart of one of Sheffield's most sought after and desirable residential suburbs within easy access of numerous local amenities, good school catchments combined with ease of access to the Peak District. Viewing is essential to fully appreciate the size and calibre of accommodation on offer by this wonderful property which will be of particular interest to the growing family market. Enjoying a stunning rear landscaped garden and back drop over Blacka Moor number 32 offers light, bright and spacious accommodation carefully arranged over three floors that has been meticulously refurbished and preserved by the current vendors. With ample parking and good local amenities the property in brief comprises entrance hall, sitting room, dining room, kitchen, conservatory, three/four bedrooms, bathroom and separate W.C.

Guide £250,000 - £260,000



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ENTRANCE HALL There is a uPVC sealed unit double glazed front entrance door with glazed frosted leaded middle sections set into an archway with glazed frosted sections to either side and over and the number 32 inscribed to the central section giving access to the reception porch. There is tiled flooring, inset lighting, glazed and panelled lockable inner entrance door which gives access to a very spacious reception hallway. There is safety marked frosted glass situated to either side of the inner reception door, telephone point, double banked central heating radiator, dimmer light switches, coving to the ceiling and a staircase with original handrail to the right hand side giving access to the first floor.

SITTING ROOM 15' 2" x 12' 3" (4.62m x 3.73m) A panelled door gives access to a beautiful front bayed sitting room. There is a coving to the ceiling, front facing uPVC sealed unit double glazed deep walk in bay window which floods ample natural light into the room itself. There are two central heating radiators, coving to the ceiling, dimmer light switch and a television aerial point. A focal feature of the room itself is the original French polished surround fireplace with marble back and hearth with an inset gas living coal effect fire to the central section. A beautifully finished, well presented and proportioned principal reception room offering light, bright and spacious accommodation

DINING ROOM 12' 3" x 12' 0" (3.73m x 3.66m) Glazed French doors gives access to the back dining room. There is a coving to the ceiling and a period surround fireplace with marble back and hearth and an inset electric gas coal effect fire to the central section. There is a double banked central heating radiator and a dimmer light switch. A beautifully finished well presented and proportioned principal reception room

There is a uPVC sealed unit double glazed rear entrance door with matching glazed sections to either side and over which gives access to a superbly appointed and extended conservatory.

KITCHEN 12' 0" x 7' 0" (3.66m x 2.13m) The end of the reception hallway opens through to a beautiful kitchen. There is tiled flooring, central heating radiator, wall mounted security alarm panel for the burglar system itself, deep stainless steel sink and half and drainer with a chrome finished mixer tap. The kitchen is fitted with an excellent range of wall and base units complimented by roll top work surfaces and is fully tiled in natural stone tiles. There is a space and point for a free standing gas cooker, an external extractor fan fitted above, plumbing for a washing machine, space and point for a large free standing fridge or freezer and a side facing uPVC sealed unit double glazed frosted picture window. There is a uPVC sealed unit double glazed entrance door off from the kitchen with matching glazed section to one side which in turn gives access out to the extended conservatory/sun room.

CONSERVATORY 16' 5" x 11' 7" (5m x 3.53m) A beautiful bespoke extended conservatory which has high quality tiled flooring and is of uPVC and brick construction with vaulted ceiling and matching French doors giving access out to the rear gardens beyond. There is a dimmer light switch, television aerial point, wall mounted electric heater and wall mounted gas heater.

FIRST FLOOR LANDING The first floor landing has a coving to the ceiling and a side facing uPVC sealed unit double glazed picture window and a panelled door which gives access to a beautifully appointed front bayed master bedroom.

BEDROOM ONE 15' 0" x 12' 0" (4.57m x 3.66m) The larger of the two measurements is taken into a front facing uPVC sealed unit double glazed deep walk in bay window which enjoys stunning views out over Blackmore. There is a double banked central heating radiator, coving to the ceiling and fitted to one wall is a range of built in bedroom furniture with sliding doors which are part mirrored and provide deep useful recess hanging and storage facilities.

BEDROOM TWO 12' 8" x 9' 0" (3.86m x 2.74m) A panelled door gives access to back double bedroom two. There is a range of built in cleverly designed under stairs storage facilities, double banked central heating radiator and a rear facing uPVC sealed unit double glazed picture window affording stunning views and aspects out over the rear gardens and beyond. There is a dimmer light switch as well. A deceptively spacious second double bedroom

BEDROOM THREE 7' 2" x 8' 10" (2.18m x 2.69m) There is a central heating radiator, front facing uPVC sealed unit double glazed picture window which again affords the same views and sweeping up towards Blackmore and out towards the tennis courts and beyond. There is a range of built in floor to ceiling bedroom furniture with sliding mirrored doors giving access to which in turn provides deep useful recess hanging and storage and a dimmer light switch.

BATHROOM 6' 8" x 6' 3" (2.03m x 1.91m) A panelled door gives access to a beautiful and recently refurbished family bathroom. There is a full suite in white comprising of a suspended porcelain wash hand basin with chrome finished sanitary wear by Vita with a range of storage fitted beneath. There is a tiled surround bath with central controlled tap again finished in chrome, wall mounted electric Creeda electric shower situated over, wall mounted extractor fan and LED spotlights to the ceiling. There is a vertical heated towel rail/radiator finished in chrome and a rear facing frosted uPVC sealed unit double glazed picture window, hot water cylinder, shelving and storage situated above and the cold water tank situated above that with touch open cupboard facilities.

WC A further panelled door gives access to a separate WC. There is a recently installed low flush WC in white, majority tiled walls, side facing frosted uPVC sealed unit double glazed picture window, low voltage halogen spotlights to the ceiling. There is a dimmer light switch and a double banked central heating radiator.

OCCASIONAL BEDROOM FOUR 14' 7" x 14' 10" (4.44m x 4.52m) A staircase gives access to the second floor. A converted loft room which offers an occasional fourth bedroom has exposed beam work, rear and side facing sealed unit double glazed Velux windows. To the side enjoying an encapsulating view sweeping out towards Blackmore. There is a television aerial point, double banked central heating radiator and a range of built in storage running into the eaves space itself which also comprises of the header tank for the heating system itself.

GARDEN To the rear of the property are stunning rear gardens. Access to the rear is gained off from the conservatory or via secure lockable twin wrought iron gates making the rear gardens both self contained and child and pet friendly. The gardens are beautifully landscaped; the first section has a patio area, the second area is laid to lawn with attractive well stocked mature borders all enclosed by wood panelled fencing and beech hedge down one side. A path extends past a covered archway to the garden beyond which provides a pleasant seating area and sun trap patio area offers privacy. Incorporated into the successful sale is a bespoke summer house which is of timber construction with twin glazed doors giving access to. There is also an additional large lockable wooden built storage facility with electric power to both. The gardens need to be viewed to be fully appreciated. To the side of the property is a storage and meter cupboard.

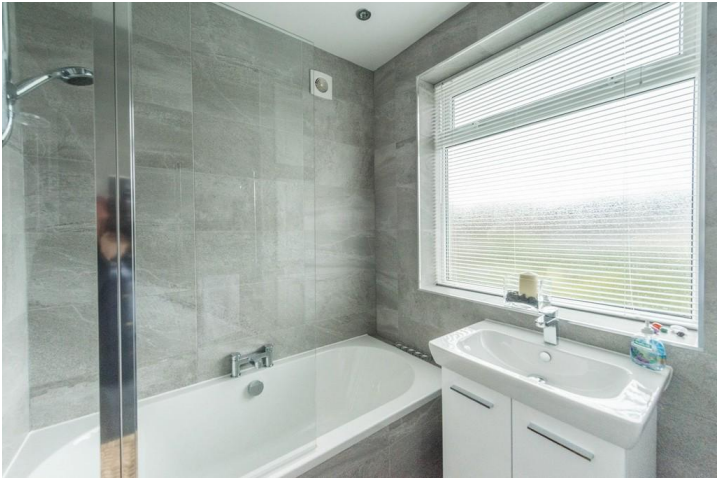
To the front of the property is a driveway providing hard standing for numerous vehicles, external security lighting and external water tap.

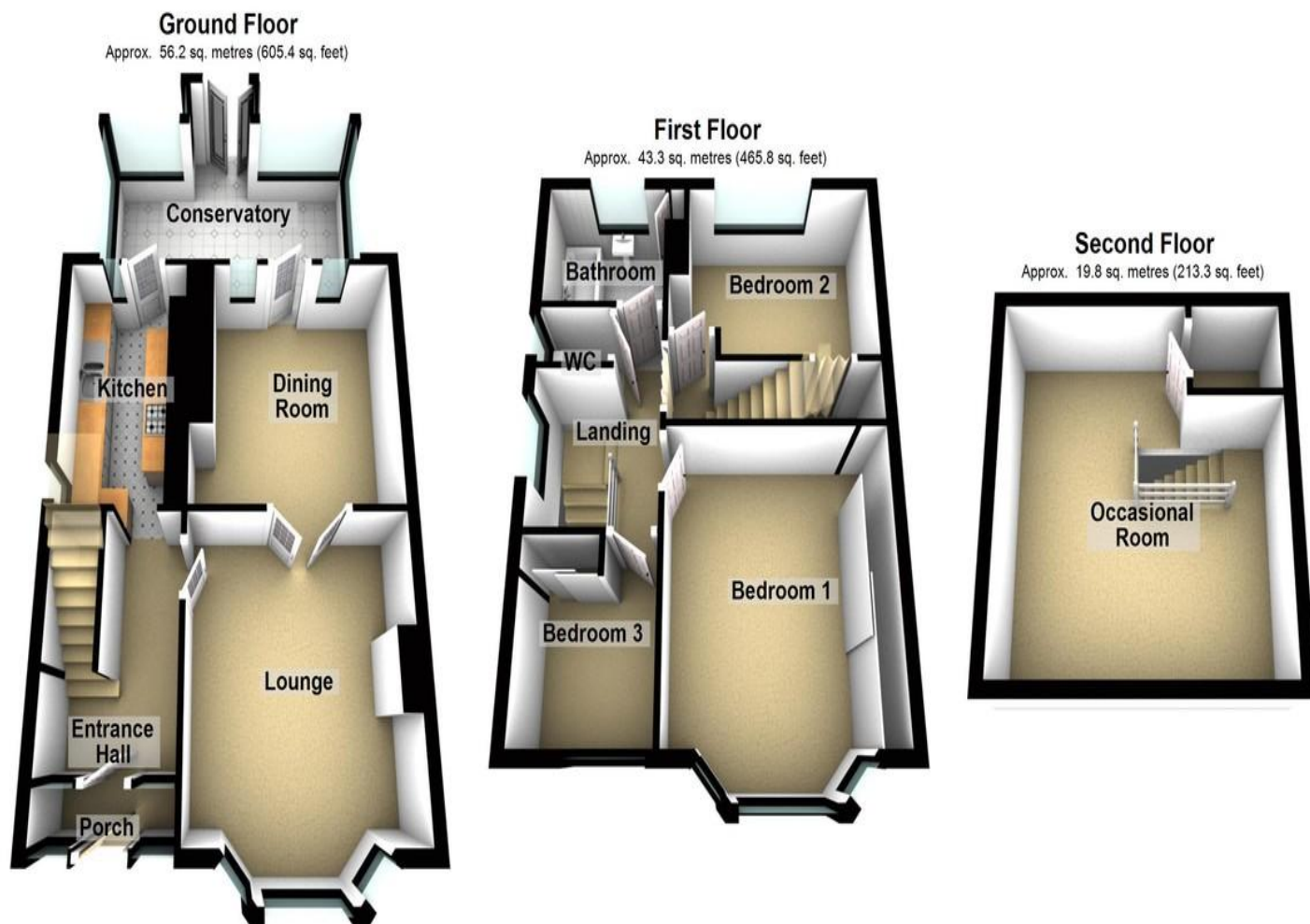
TENURE Freehold

VALUER

Andy Robinson







Total area: approx. 119.3 sq. metres (1284.5 sq. feet)

Viewing and Offer Procedure

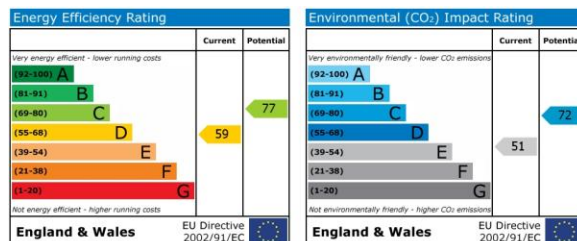
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Sales Particulars

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Items described in these particulars are included in the sale although we cannot verify that they are in working order, or fit for their purpose - the buyer is advised to obtain verification from their solicitor or surveyor. Please note all the measurement details are approximate and should not be relied upon as exact. All plans/maps contained within our brochures are for identification and guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact

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