



41, Bluecoat Rise, Sheffield, S11 9DW



# 41, Bluecoat Rise

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## Description

A modern townhouse offering a super blend of living space with a wonderful garden and communal green to create a superb setting for its occupants. This lovely home is presented to a very high standard with modern decor throughout and a versatile range of accommodation that is laid out over three floors. On the ground floor there is a longer than average, integrated garage that is accessible from the reception hall, a large reception room with access to the garden, utility room and a separate W.C. It is suggested that this level could easily be adapted to suit a dependent relative if preferred and create an ensuite fourth bedroom (subject to regs). On the first floor there is an open plan dining kitchen with access to a sunny balcony that overlooks the central green and a large, L shaped reception room that overlooks the pretty, landscaped rear garden. The second floor comprises three bedrooms and two bathrooms that include a spacious principal suite where the original fourth bedroom has been converted into a dressing room. Externally there is a block paved driveway providing off road parking, a gorgeous garden at the rear with a flagged terrace and steps leading through a well stocked bank to a higher level and, at the front, a decked balcony that overlooks the communal, central green.

The property enjoys an enviable situation in the leafy neighbourhood of Brincliffe, a short walk away from the trendy Sharrowvale, a short walk away from excellent local bars, shops, bistros and cafes that combine to make the areas such a sought after place to live and socialise. The nearby schools are all highly regarded and along with the nearby parks that provide scenic, riverside walks out into the surrounding countryside make the property perfect for the family market as well as professional couples wanting to live close to town, the universities and main city hospitals. All in all a fabulous property that will appeal to a broad range of buyer.

- Three/four bedroom and the potential to make five if required.
- Two large reception rooms with the ground floor providing the potential to make a room for a dependent relative if required.
- Two bathrooms and a ground floor W.C (one ensuite).
- Reception hall and separate utility room.
- Open plan dining kitchen with access to a lovely balcony overlooking the communal, central green.
- Block paved off road parking for one car and a larger than average, integrated garage.
- Delightful rear garden with flagged terrace and bank featuring mature shrubs and perennials.
- Excellent location close to super schooling and a thriving social scene.
- 999 year lease from 2012 with a combined annual charge of £639.82 to cover both ground rent and a modest service charge.
- Council Tax Band F, UPVC double glazing and modern gas central heating combine to provide a superb B81 EPC rating and low utility bills.







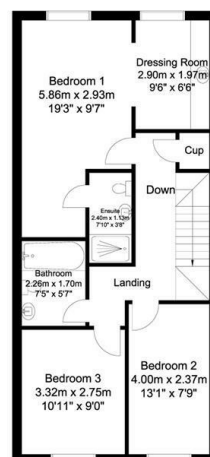
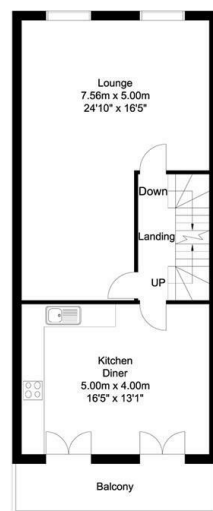
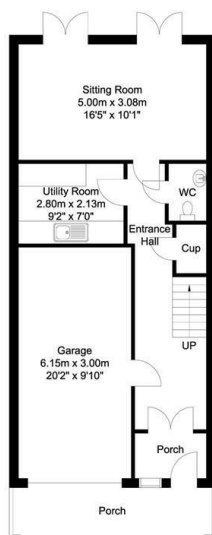


Ground Floor  
38 sq m/409.02 sq ft  
Approx.

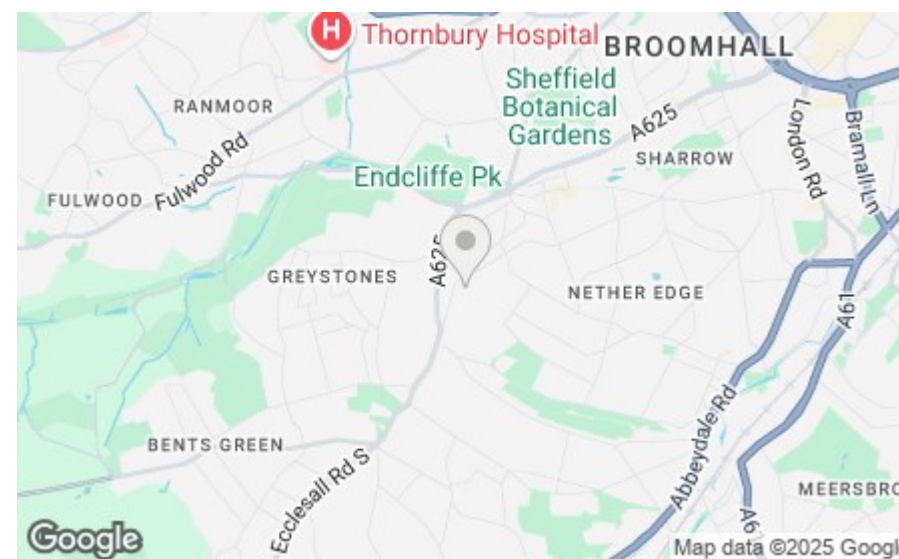
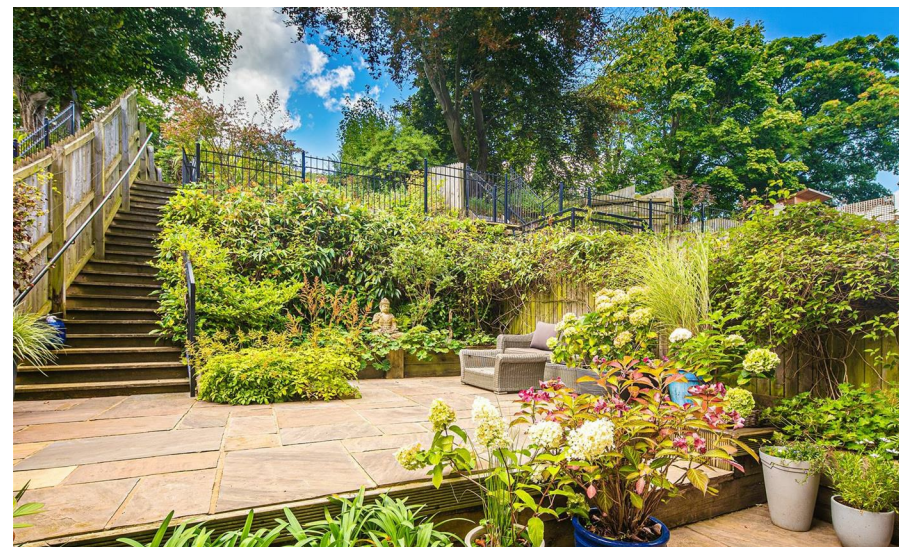
Garage  
18 sq m/193.75 sq ft  
Approx.

First Floor  
58 sq m/624.30 sq ft  
Approx.

Second Floor  
58 sq m/624.30 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2024



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