



2 Ringinglow Gardens

Bents Green, Sheffield



Blenheim
Park Estates



An Outstanding Five Bedroomed Home
On the Cusp of the Countryside...





Welcome to 2 Ringinglow Gardens

Standing in an enviable corner position within an exclusive development is this outstanding five bedroomed detached residence. Offering approximately 2300 sq.ft. of accommodation over three floors, this fabulous home is well suited to a growing family and has good access to highly regarded schooling.

2 Ringinglow Gardens is generously proportioned throughout and has the benefit of under floor heating to the ground floor, a light and spacious lounge, an open plan living kitchen with AEG appliances and a versatile office. Over the first and second floors are five double bedrooms, including a generous master bedroom suite, a Jack-and-Jill en-suite and a family bathroom. There is ample off-road parking at the property on the driveway and within the double garage. The outdoor space also offers a superb landscaped garden that is fully enclosed for privacy and security.

The property is located with easy access to the amenities of Whirlow, Ringinglow and Ecclesall, including a variety of shops, cafes, public houses and excellent local schooling. Located within close proximity to the property are a range of parks and woodland such as Mayfield Valley, Ecclesall Woods and Limb Brook. The Peak District National Park is a short drive away and it is a convenient commute to Sheffield's main hospitals and city centre.

The property briefly comprises on the ground floor: Entrance hall, lounge, office, WC, living kitchen, under-stairs storage cupboard, utility room and double garage.

On the first floor: Landing, master bedroom, master walk-in wardrobe, master en-suite, bedroom 2, Jack-and-Jill en-suite, bedroom 3 and study.

On the second floor: Landing, bedroom 4, bedroom 5 and family bathroom.

Ground Floor

A composite entrance door with a UPVC double glazed obscured panel and matching side panels opens to the:

Entrance Hall

Having recessed lighting, deep skirtings, an inset mat well and under floor heating. Oak doors open to the lounge, office, WC and living kitchen.

Lounge

14'9 x 11'5 (4.50m x 3.48m)

A light and spacious reception room with front facing UPVC double glazed windows, pendant light point, TV/aerial/data point, telephone point, deep skirtings and under floor heating. The focal point of the room is the contemporary electric fire with a slate hearth.

Office

11'10 x 8'11 (3.61m x 2.71m)

A versatile room, currently used as an office but could be utilised as a formal dining room. Having a front facing UPVC double glazed window, pendant light point, deep skirtings and under floor heating.

WC

Having a flush light point, extractor fan, partially tiled walls and tiled flooring with under floor heating. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a wall mounted wash hand with a Vado chrome mixer tap.

Entrance Hall

Having recessed lighting, deep skirtings, an inset mat well and under floor heating. Oak doors open to the lounge, office, WC and living kitchen.





Living/Dining Room
19'0 x 16'10 (5.79m x 5.14m)

A well-proportioned reception room with recessed lighting, flush light point, TV/aerial/data point, deep skirtings and tiled flooring with under floor heating. Double UPVC doors with double glazed panels and matching bi-folding panels open to the rear of the property. An oak door opens to the under stairs storage cupboard and a wide opening gives access to the breakfast kitchen.

A Light and Spacious
Living Kitchen...

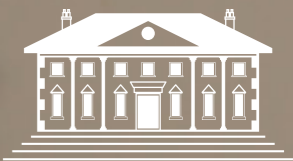




Breakfast Kitchen
13'10 x 11'2 (4.22m x 3.41m)

Having a rear facing UPVC double glazed window, recessed lighting and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter lighting and two inset 1.0 bowl sinks with a Bristan chrome mixer tap. The work surface also extends to provide additional storage and breakfast seating for two chairs. Appliances include an AEG five-ring gas hob with a wok burner, splash back and an AEG extractor hood over. The other integrated appliances include two AEG combination ovens with self-cleaning function, AEG microwave oven, warming drawer, AEG dishwasher, two full-height AEG fridge/freezers and a Caple wine cooler. An oak door opens to the utility room.

A Well-Appointed
Breakfast Kitchen



Lounge

14'9 x 11'5 (4.50m x 3.48m)

A light and spacious reception room with front facing UPVC double glazed windows, pendant light point, TV/aerial/data point, telephone point, deep skirtings and under floor heating. The focal point of the room is the contemporary electric fire with a slate hearth.





This Fabulous Family Residence Offers Generous Accommodation Across Three Floors, Incorporating a Light and Spacious Living Kitchen

Living Kitchen

Living/Dining Room

19'0 x 16'10 (5.79m x 5.14m)

A well-proportioned reception room with recessed lighting, flush light point, TV/aerial/data point, deep skirtings and tiled flooring with under floor heating. Double UPVC doors with double glazed panels and matching bi-folding panels open to the rear of the property. An oak door opens to the under stairs storage cupboard and a wide opening gives access to the breakfast kitchen.

Under-Stairs Storage Cupboard

Having a flush light point and housing the under floor heating valves.

Breakfast Kitchen

13'10 x 11'2 (4.22m x 3.41m)

Having a rear facing UPVC double glazed window, recessed lighting and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter lighting and two inset 1.0 bowl sinks with a Bristan chrome mixer tap. The work surface also extends to provide additional storage and breakfast seating for two chairs. Appliances include an AEG five-ring gas hob with a wok burner, splash back and an AEG extractor hood over. The other integrated appliances include two AEG combination ovens with self-cleaning function, AEG microwave oven, warming drawer, AEG dishwasher, two full-height AEG fridge/freezers and a Caple wine cooler. An oak door opens to the utility room.

Utility Room

Having a flush light point, extractor fan, deep skirtings and tiled flooring with under floor heating. There's a fitted base unit with a matching granite work surface, upstands and an inset 1.0 bowl stainless steel sink with a Bristan chrome mixer tap. A cupboard houses the Ideal boiler. Also having space/provision for an automatic washing machine and tumble dryer. A composite door with a double glazed obscured panel opens to the left side of the property.

From the entrance hall, an oak staircase with a hand rail, balustrading and carpet stair rods rises to the:

First Floor

Landing

Having a front facing UPVC double glazed window, recessed lighting, central heating radiator and deep skirtings. Oak doors open to the master bedroom, bedroom 2, bedroom 3 and study.

Master Bedroom

12'7 x 12'1 (3.83m x 3.68m)

A generous master bedroom suite with a front facing UPVC double glazed window, pendant light point, central heating radiator, TV/aerial point, telephone point and deep skirtings. Oak doors open to the master walk-in wardrobe and master en-suite.

Master Walk-in Wardrobe

Having a rear facing UPVC double glazed window, recessed lighting, central heating radiator and deep skirtings. To one wall, there's a range of fitted furniture, incorporating short hanging, shelving and drawers. To another wall, there's a range of open fitted furniture, incorporating short/long hanging and shelving.

Master En-Suite

Being fully tiled in Travertine and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a wash hand basin with a Vado chrome mixer tap and storage beneath. There's a walk-in shower enclosure with a fitted Aqualisa shower and a glazed screen.

Bedroom 2

11'10 x 10'5 (3.61m x 3.18m)

Another good-sized double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator and deep skirtings. To one corner, there's a fitted wardrobe, incorporating short/long hanging and shelving. An oak door opens to the Jack-and-Jill en-suite.

Jack-and-Jill En-Suite

Being fully tiled with recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Vado chrome mixer tap and a fitted vanity mirror above. Also having a separate shower enclosure with a fitted Aqualisa shower and a glazed screen/door. An oak door opens to bedroom 2 and bedroom 3.

Bedroom 3

11'10 x 8'10 (3.61m x 2.68m)

Having a front facing UPVC double glazed window, pendant light point, central heating radiator and deep skirtings. Also having a fitted wardrobe, incorporating short/long hanging and shelving. An oak door opens to the Jack-and-Jill en-suite.

Study

7'0 x 6'3 (2.15m x 1.90m)

Having a rear facing UPVC double glazed window, pendant light point, central heating radiator, telephone point and deep skirtings.





Master Bedroom
12'7 x 12'1 (3.83m x 3.68m)

A generous master bedroom suite with a front facing UPVC double glazed window, pendant light point, central heating radiator, TV/aerial point, telephone point and deep skirtings. Oak doors open to the master walk-in wardrobe and master en-suite.

A Generous Master
Bedroom Suite...





Master En-Suite

Being fully tiled in Travertine and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a wash hand basin with a Vado chrome mixer tap and storage beneath. There's a walk-in shower enclosure with a fitted Aqualisa shower and a glazed screen.



Bedroom 3

11'10 x 8'10 (3.61m x 2.68m)

Having a front facing UPVC double glazed window, pendant light point, central heating radiator and deep skirtings. Also having a fitted wardrobe, incorporating short/long hanging and shelving. An oak door opens to the Jack-and-Jill en-suite.



Bedroom 2

11'10 x 10'5 (3.61m x 3.18m)

Another good-sized double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator and deep skirtings. To one corner, there's a fitted wardrobe, incorporating short/long hanging and shelving. An oak door opens to the Jack-and-Jill en-suite.



Jack-and-Jill En-Suite

Being fully tiled with recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Vado chrome mixer tap and a fitted vanity mirror above. Also having a separate shower enclosure with a fitted Aqualisa shower and a glazed screen/door. An oak door opens to bedroom 2 and bedroom 3.





Landing

Having a front facing UPVC double glazed window, recessed lighting, central heating radiator and deep skirtings. Oak doors open to the master bedroom, bedroom 2, bedroom 3 and study.



Bedroom 4

16'9 x 11'6 (5.12m x 3.50m)

A large double bedroom with a front facing UPVC double glazed window, Velux roof window, pendant light point, central heating radiator and deep skirtings. There's a range of fitted furniture, incorporating short/long hanging and shelving. Access can also be gained to the loft space and eaves.



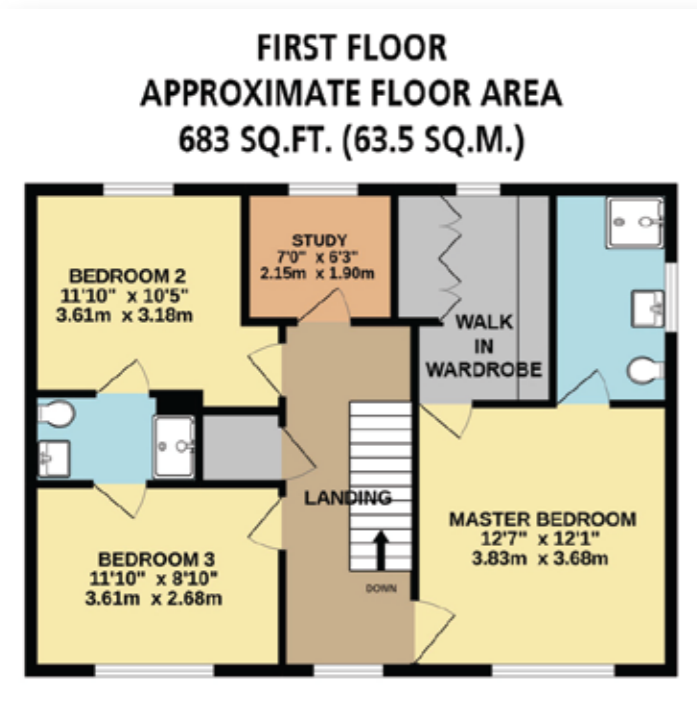
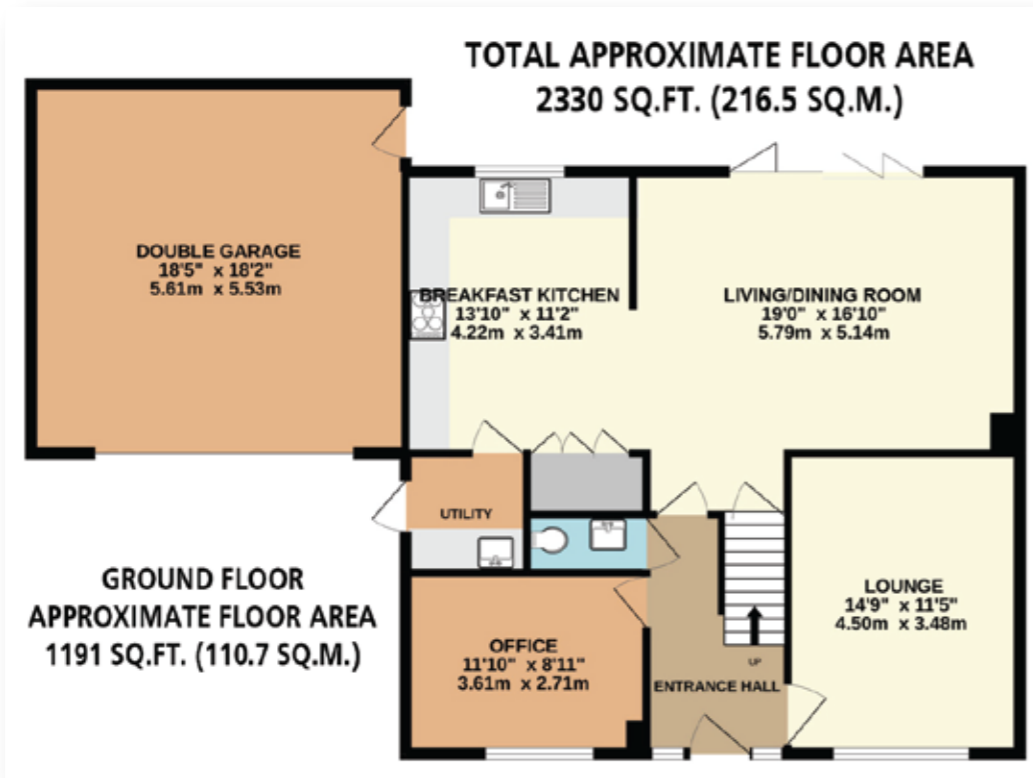
Family Bathroom

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Vado chrome mixer tap and a fitted vanity mirror above. Also having a panelled bath with a chrome mixer tap, a fitted Aqualisa shower and a glazed screen. An oak door opens to a cupboard housing the Range hot water cylinder.





Located Within an Exclusive Development in a Most Sought-After Area, This Property is Situated for Ideal Access to Highly Regarded Local Schooling



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

From the first floor landing, an oak staircase with a hand rail, balustrading and carpet stair rods rises to the:

Second Floor

Landing

Having a Velux roof window, pendant light point, central heating radiator and deep skirtings. Oak doors open to bedroom 4, bedroom 5 and family bathroom. Access can also be gained to the eaves.

Bedroom 4

16'9" x 11'6" (5.12m x 3.50m)

A large double bedroom with a front facing UPVC double glazed window, Velux roof window, pendant light point, central heating

Aqualisa shower and a glazed screen. An oak door opens to a cupboard housing the Range hot water cylinder.

Exterior and Gardens

From Ringinglow Road, a block paved access road leads to Ringinglow Gardens. To the front of the property, a stone flagged path flanked by mature shrubs leads to the main entrance door that has a covered porch above with exterior lighting. Also having lawned areas to either side of the path, one of which wraps around to the right side of the property and is enclosed by stone walling.

To the left side of the property, timber gates open to a block paved



radiator and deep skirtings. There's a range of fitted furniture, incorporating short/long hanging and shelving. Access can also be gained to the loft space and eaves.

Bedroom 5

16'9" x 8'4" (5.12m x 2.53m)

Having a front facing UPVC double glazed window, Velux roof window, pendant light point, central heating radiator and deep skirtings.

Family Bathroom

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Vado chrome mixer tap and a fitted vanity mirror above. Also having a panelled bath with a chrome mixer tap, a fitted

driveway, providing ample parking with exterior lighting. Access can be gained to the double garage and utility room.

Double Garage

18'5" x 18'2" (5.61m x 5.53m)

Having an electric up-and-over door, light and power. A timber personnel entrance door with a double glazed obscured panel opens to the rear of the property.

To the rear of the property, there's a landscaped garden being mainly laid to lawn with mature shrubs and trees. Also having a stone flagged patio and path with exterior lighting and a water tap. Access can be gained to the living kitchen and double garage. The garden is enclosed by fencing and stone walling. A timber pedestrian gate opens to Ringinglow Gardens.

Exterior and Gardens

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To the left side of the property, timber gates open to a block paved driveway, providing ample parking with exterior lighting. Access can be gained to the double garage and utility room.

Double Garage

18'5 x 18'2 (5.61m x 5.53m)

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Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Maintenance costs: £41.91 per month for greenbelt land maintenance.
Cost reviewed yearly.

Council Tax Band: G

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



2 Ringinglow Gardens
Bents Green, Sheffield,
South Yorkshire S11 7DB

Offers in the Region of £850,000