

Manasota

2 The Haven, Kiveton Park Station, Sheffield



Blenheim
Park Estates



A Four Bedroomed Family Home
in a Quiet Cul-de-Sac Location





Manasota

Welcome to Manasota

Manasota is a superb family home situated in a commanding position on a lovely cul-de-sac consisting of just four other houses.

This superb property has excellent accommodation throughout with generously proportioned reception rooms and bedrooms.

Situated in Kiveton Park with convenient access to the local amenities, including shops, public houses and cafes. Also having good transport links via the Kiveton Park train station and being situated with fabulous access to the M1 motorway network.

The property briefly comprises on the ground floor: Entrance hall, lounge dining room, conservatory, study, kitchen, utility room and a WC.

On the first floor: Landing, master bedroom, master en-suite, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 4 and a family bathroom.

Ground Floor

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

Entrance Hallway

Having two pendant light points, central heating radiator, timber effect flooring and doors opening to the lounge, dining room, office and kitchen.

Lounge

18'3 x 13'10 (5.6m x 4.2m)

Having a front facing UPVC double glazed square bay window, pendant light point, wall mounted light points, coved ceiling, central heating radiators and a telephone and a TV/aerial point. The focal point of the room is the coal effect gas fire with a timber mantel and a decorative surround/hearth.

Double doors open to the:

Dining Room

11'6 x 11'6 (3.5m x 3.5m)

Having a pendant light point, coved ceiling and a central heating radiator.

Double UPVC doors with double glazed panels open to the:

Conservatory

11'9 x 9'6 (3.6m x 2.9m)

Having rear and side facing UPVC double glazed windows,

pendant light point, central heating radiator and timber effect flooring. Double UPVC doors with double glazed panels open to the rear gardens.

Study

6'3 x 5'7 (1.9m x 1.7m)

Having a rear facing UPVC double glazed window, pendant light point, central heating radiator, telephone points and timber effect flooring.

Kitchen

11' x 11' (3.4m x 3.4m)

A modern kitchen with a rear facing UPVC double glazed window, flush light point and a range of fitted base/wall and drawer units with matching work surfaces, upstands, under counter lighting and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a four-ring Zanussi gas hob with an extractor hood over, Zanussi fan assisted oven and grill, integrated Zanussi dishwasher and having space for a free standing fridge/freezer.

A door opens to the:

Utility Room

8'1 x 7'9 (2.5m x 2.4m)

Having a side facing UPVC double glazed window, flush light point and a central heating radiator. There's a range of fitted base and wall units with matching work surfaces, upstands and an inset 1.0 bowl sink with a chrome mixer tap. Also having space/plumbing for an automatic washing machine and a tumble dryer. A UPVC door with a double glazed obscured panel opens to the rear gardens.

WC

Having a side facing UPVC double glazed obscured window, flush light point and a central heating radiator. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap.



A Warm
Welcome Awaits



Lounge

18'3 x 13'10 (5.6m x 4.2m)

Having a front facing UPVC double glazed square bay window, pendant light point, wall mounted light points, coved ceiling, central heating radiators and a telephone and a TV/aerial point. The focal point of the room is the coal effect gas fire with a timber mantel and a decorative surround/hearth.



Rest and Relax
in Style...



Dining Room

11'6 x 11'6 (3.5m x 3.5m)

Having a pendant light point, covered ceiling and a central heating radiator.



Conservatory

11'9" x 9'6" (3.6m x 2.9m)

Having rear and side facing UPVC double glazed windows, pendant light point, central heating radiator and timber effect flooring. Double UPVC doors with double glazed panels open to the rear gardens.



Kitchen

11' x 11' (3.4m x 3.4m)

A modern kitchen with a rear facing UPVC double glazed window, flush light point and a range of fitted base/wall and drawer units with matching work surfaces, upstands, under counter lighting and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a four-ring Zanussi gas hob with an extractor hood over, Zanussi fan assisted oven and grill, integrated Zanussi dishwasher and having space for a free standing fridge/freezer.





Manasota

Benefiting from Four Double Bedrooms and Three Reception Rooms

From the entrance hallway, a staircase with timber balustrading and hand rail rises to the:

First Floor

Landing

Having a front facing UPVC double glazed window, pendant light points, central heating radiators and two useful storage cupboards, one with a pendant light point, central heating radiator and shelving. Doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and the family bathroom. Access can be gained to large loft space with a light point.

Master Bedroom

16'9 x 13'11 (5.1m x 4.3m)

A spacious master bedroom with front facing UPVC double glazed windows, pendant light point, central heating radiators and a TV/aerial point.

Master En-Suite

Having a side facing UPVC double glazed obscured window, flush light point, extractor fan, central heating radiator and timber effect flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted rain head shower, additional hand shower facility and a glazed screen/door. A door gives access to bedroom 3 enabling the en-suite to be used as a Jack and Jill shower room.

Bedroom 2

13'10 x 13'10 (4.2m x 4.2m)

Having a front facing UPVC double glazed window, pendant light point, central heating radiator, telephone points and a TV/aerial point.

Bedroom 2 En-Suite

Having a side facing UPVC double glazed obscured window, flush light point, extractor fan and a central heating radiator. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional taps and a tiled splash back.

There's a separate shower enclosure with a fitted shower and a glazed door.

Bedroom 3

16'2 x 10'6 (4.9m x 3.2m)

Having rear facing UPVC double glazed windows, pendant light point and central heating radiators. A door opens to the master en-suite.

Bedroom 4

11'6 x 11'2 (3.5m x 3.4m)

Having a rear facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.

Family Bathroom

Having a rear facing UPVC double glazed obscured window, flush light point, extractor fan and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, fitted rain head shower, an additional hand shower facility and a glazed screen.

Exterior and Gardens

To the front, Manasota is set well back from Dog Kennel Hill on a quiet cul-de-sac and has a driveway providing parking for several vehicles with exterior lighting and a small lawned area. Access can be gained to the:

Double Garage

16'4 x 15'9 (5.0m x 4.8m)

Having two up-and-over doors, light/power and housing the Alpha combination boiler.

Access can be gained to both sides of the property via full height timber gates, which open to flagged paths leading to the rear.

To the rear of the property, there's a garden being mainly laid to lawn with mature shrubs and a stone flagged seating terrace. Access can be gained to the utility room and conservatory.



Master Bedroom

16'9 x 13'11 (5.1m x 4.3m)

A spacious master bedroom with front facing UPVC double glazed windows, pendant light point, central heating radiators and a TV/aerial point.



A Spacious Master
Bedroom Suite



Master En-Suite

Having a side facing UPVC double glazed obscured window, flush light point, extractor fan, central heating radiator and timber effect flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted rain head shower, additional hand shower facility and a glazed screen/door. A door gives access to bedroom 3 enabling the en-suite to be used as a Jack and Jill shower room.



Bedroom 3

16'2 x 10'6 (4.9m x 3.2m)

Having rear facing UPVC double glazed windows, pendant light point and central heating radiators. A door opens to the master en-suite.



Bedroom 2

13'10 x 13'10 (4.2m x 4.2m)

Having a front facing UPVC double glazed window, pendant light point, central heating radiator, telephone points and a TV/aerial point.



Bedroom 4

11'6 x 11'2 (3.5m x 3.4m)

Having a rear facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.



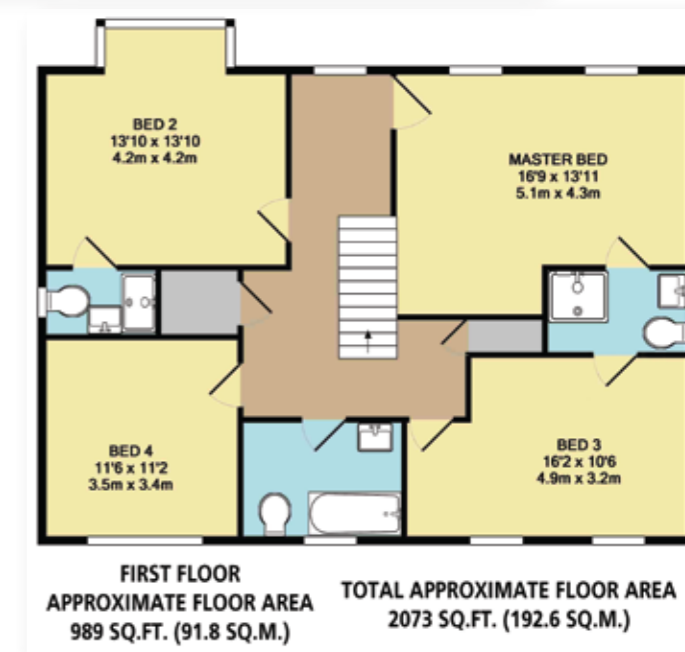
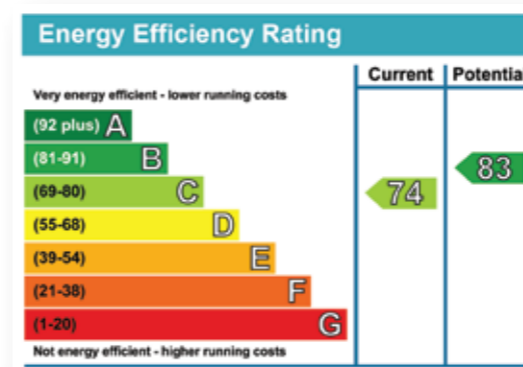
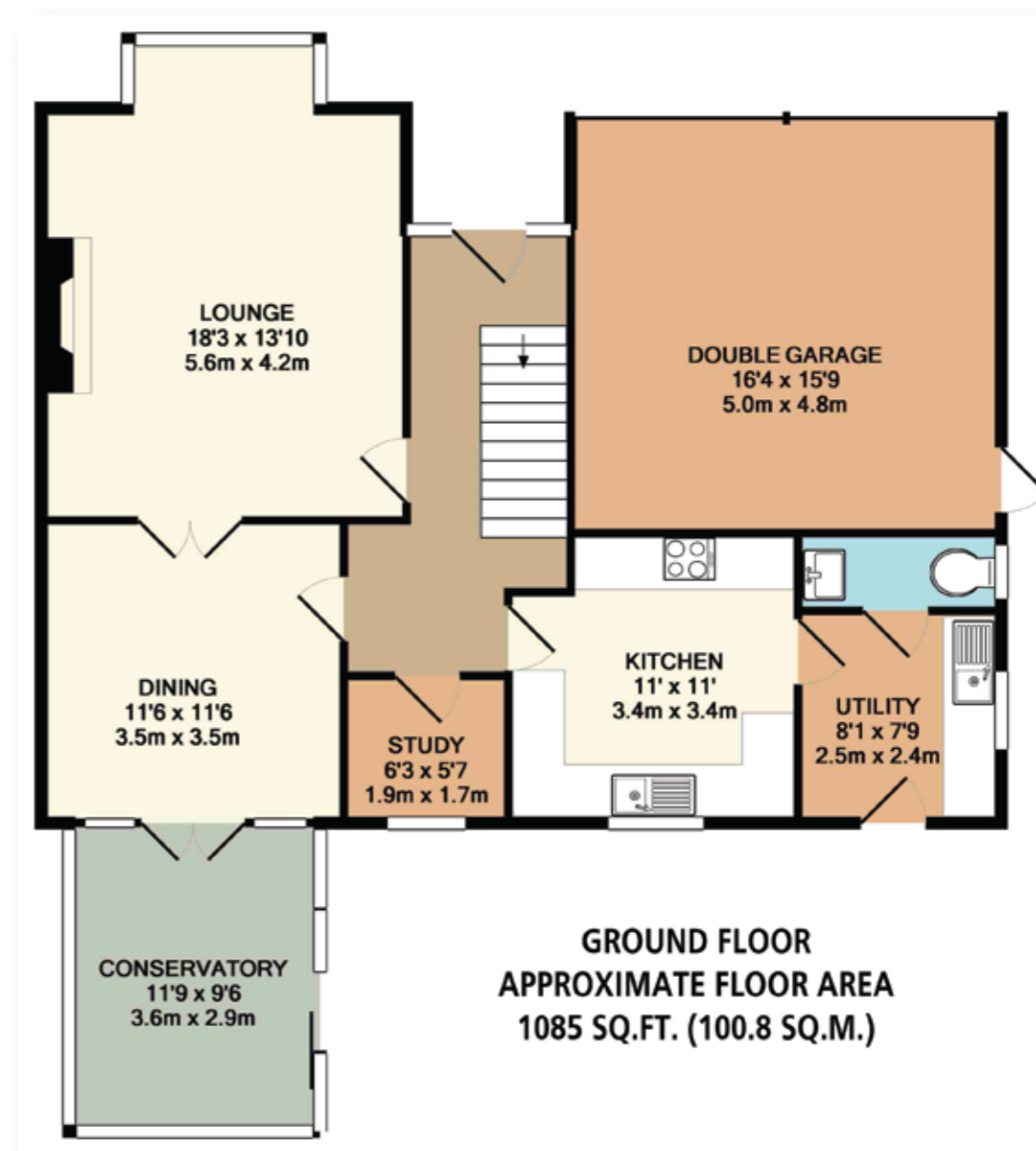
Family Bathroom

Having a rear facing UPVC double glazed obscured window, flush light point, extractor fan and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, fitted rain head shower, an additional hand shower facility and a glazed screen.



A Fabulous Contemporary
Family Bathroom







A Good Sized Garden,
Mainly Laid to Lawn



Exterior and Gardens

To the front, Manasota is set well back from Dog Kennel Hill on a quiet cul-de-sac and has a driveway providing parking for several vehicles with exterior lighting and a small lawned area. Access can be gained to the:

Double Garage

16'4 x 15'9 (5.0m x 4.8m)

Having two up-and-over doors, light/power and housing the Alpha combination boiler.

Access can be gained to both sides of the property via full height timber gates, which open to flagged paths leading to the rear.

To the rear of the property, there's a garden being mainly laid to lawn with mature shrubs and a stone flagged seating terrace. Access can be gained to the utility room and conservatory.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

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.



Manasota

2 The Haven, Kiveton Park Station, Sheffield, S26 6NS

Offers in the Region of £425,000