



*By*





## Welcome to 27A Cawthorne Grove

Situated within a popular location as part of a small new-build development of three properties is this superb three bed roomed semi-detached home. Comprising approximately 1251 sq.ft. of family living spaces and the accommodation will have a bright open plan living kitchen that features a Howdens kitchen with integrated Lamona appliances.

Set across the first and second floors there are three good-sized double bedrooms, including a master bedroom with an en-suite shower room and eaves storage area. There is also a family bathroom that will have a Zaneti Series suite, partially tiled walls and tiled flooring. To the rear of 27A Cawthorne Grove, there will be an enclosed paved terrace with an additional raised patio area, and to the front there will be a driveway that provides parking for at least two vehicles and access to the garage.

This new development is positioned with convenient access to Millhouses, which offers a host of supermarkets, restaurants, shops, cafes and public houses. The amenities of Woodseats are also located a short distance away. Within a short walk from the properties are Millhouses Park, Ecclesall Woods and Graves Park. The property is also well-placed for good local schooling and is a short drive away from the Peak District and Sheffield City Centre. From the nearby Dore & Totley train station, rail journeys can be made to Manchester, Leeds, York and Nottingham.

### General Specification - May be Subject to Change

#### Kitchen:

- Howdens kitchen
- Low profile laminate work surfaces
- Appliances: Lamona 70/30 fridge/freezer, Lamona single fan oven, Lamona 4 zone induction hob with Lamona canopy extractor hood, Lamona dishwasher, Lamona integrated washing machine

#### Heating & Water:

- Logic Combi Boiler - Gas Central
- Radiators throughout
- Towel Rails in bathrooms

#### Flooring:

- Luxury Vinyl Tile flooring to the ground floor
- Tiled bathroom and en-suite
- Carpets in the bedrooms, staircase and landings

#### Bathrooms:

- Zaneti Series vanity units, black taps and showers
- Family bathroom - Bath with a shower over
- En-Suite - Shower
- Partially tiled walls

#### Electrical:

- Lighting
- Telephone points
- Car charging infrastructure can be added

#### Windows:

- UPVC anthracite double glazed

#### External:

- 27A & 27B - Paved terrace with a patio area
- 27C - Paved patio and a lawned garden
- External lighting to the front and rear
- Off-Road Parking for at least two vehicles
- Single Garages to all properties



## A Small, New-Build Development of Three Properties that are Currently Under Construction

**The property briefly comprises on the ground floor:** Entrance hall, WC, under-stairs storage cupboard, living kitchen and garage.

**On the first floor:** Landing, bedroom 2, bedroom 3 and family bathroom.

**On the second floor:** Landing, master bedroom, eaves storage and master en-suite.

### Ground Floor

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

#### Entrance Hall

Having a light point and a central heating radiator. Access can be gained to the living kitchen, WC and under-stairs storage cupboard.

#### Living Kitchen

22'11 x 12'1 (7.00m x 3.67m)

Having a front facing UPVC double glazed window, light point and a central heating radiator. There will also be a fitted kitchen by Howdens that incorporates laminate work surfaces and integrated Lamona appliances.

#### WC

5'11 x 5'3 (1.80m x 1.60m)

Having a light point and there will be a towel rail, WC and a wash hand basin.

From the entrance hall, a staircase rises to the:

### First Floor

#### Landing

Having a front facing UPVC double glazed window, light point and a central heating radiator. Access can be gained to bedroom 2, family bathroom and bedroom 3. A UPVC door with a double glazed obscured panel and a matching side panel opens to the rear of the property.

#### Bedroom 2

12'1 x 11'1 (3.68m x 3.39m)

A generous double bedroom with a side facing UPVC double glazed window, Velux roof window, light point and a central heating radiator.

#### Family Bathroom

7'2 x 5'7 (2.19m x 1.70m)

There will be lighting, an extractor fan, a towel rail, partially tiled walls and tiled flooring. There will also be a Zaneti Series suite incorporating a WC, wash hand basin and a bath with a shower above.

#### Bedroom 3

12'1 x 11'6 (3.68m x 3.50m)

Having a front facing UPVC double glazed window, light point and a central heating radiator.

From the landing, the staircase continues to the:

### Second Floor

#### Landing

Having a rear facing UPVC double glazed window, light point and there will be a central heating radiator. Access can be gained to the master bedroom.

#### Master Bedroom

18'1 x 15'1 (5.51m x 4.60m)

Having a front facing UPVC double glazed window, light point and a central heating radiator. Access can be gained to eaves storage and to the master en-suite.

#### Master En-Suite

7'3 x 4'11 (2.20m x 1.50m)

Having a rear facing UPVC double glazed window and there will be lighting, an extractor fan, heated towel rail, partially tiled walls and tiled flooring. There will also be a Zaneti Series suite incorporating a WC, wash hand basin and a shower.

#### Exterior and Gardens

To the front of the property, there will be a driveway that provides parking for at least two vehicles and access can be gained to the garage and main entrance door.

To the rear of the property there will be a paved terrace and stairs that raise to a paved patio.



27A



\*CGI Image for Illustration Purposes Only, Landscaping May Differ



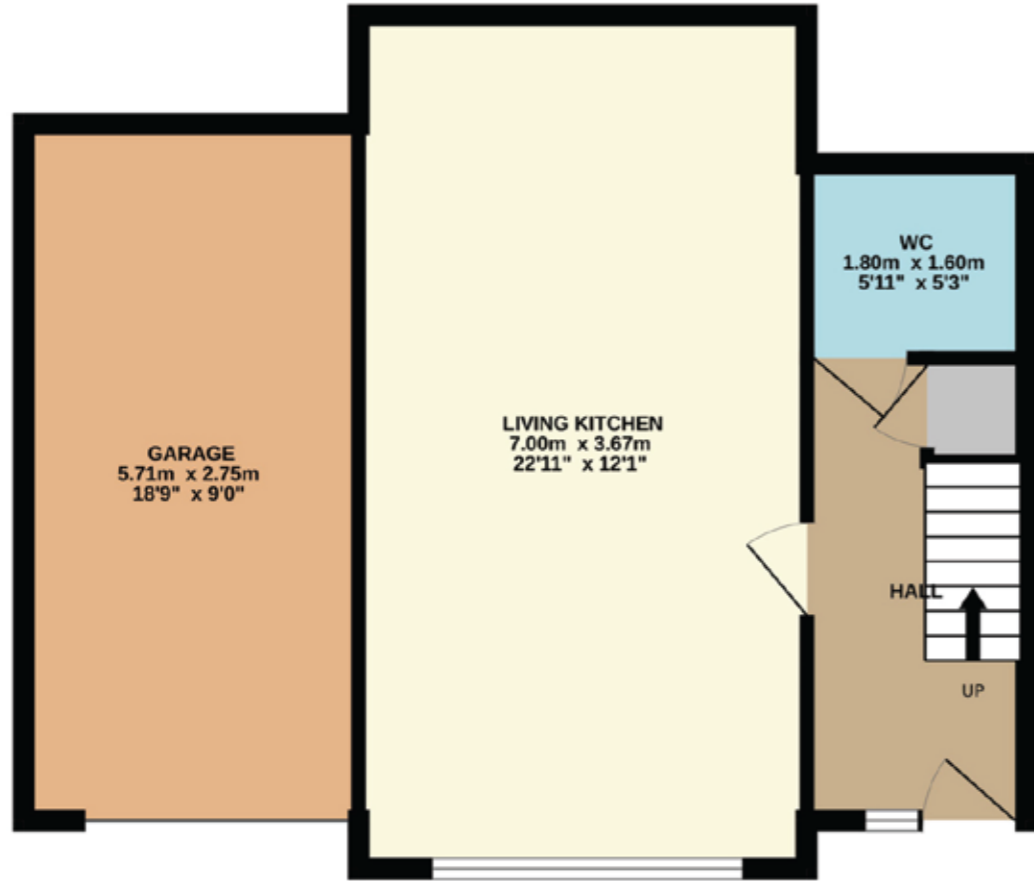


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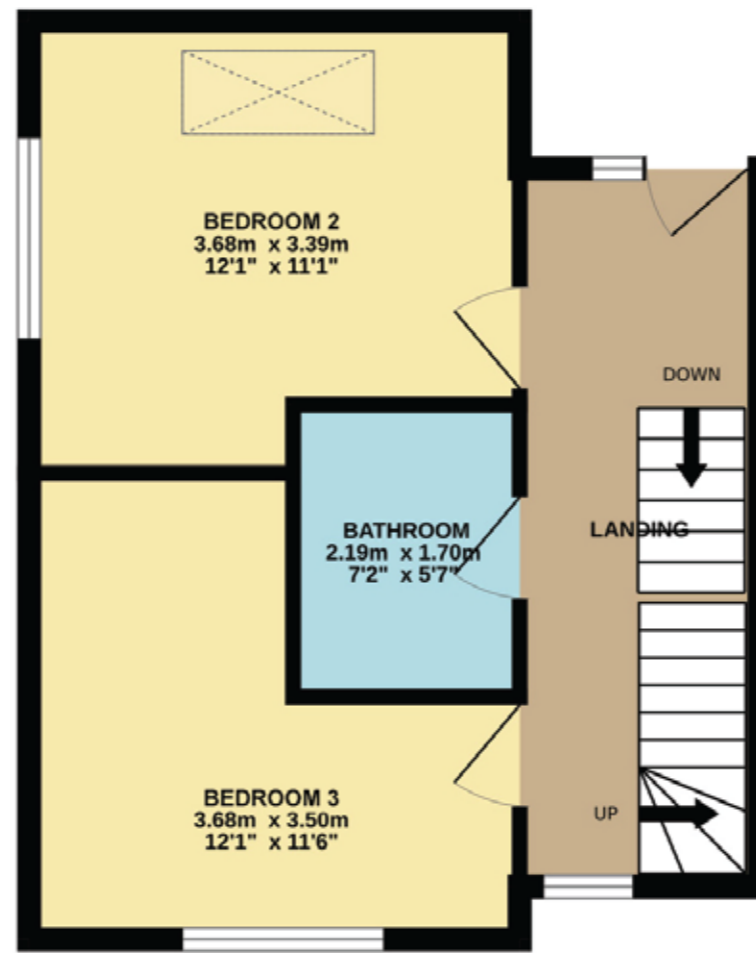


**GROUND FLOOR**  
APPROXIMATE FLOOR AREA  
550 SQ.FT. (51.1 SQ.M.)

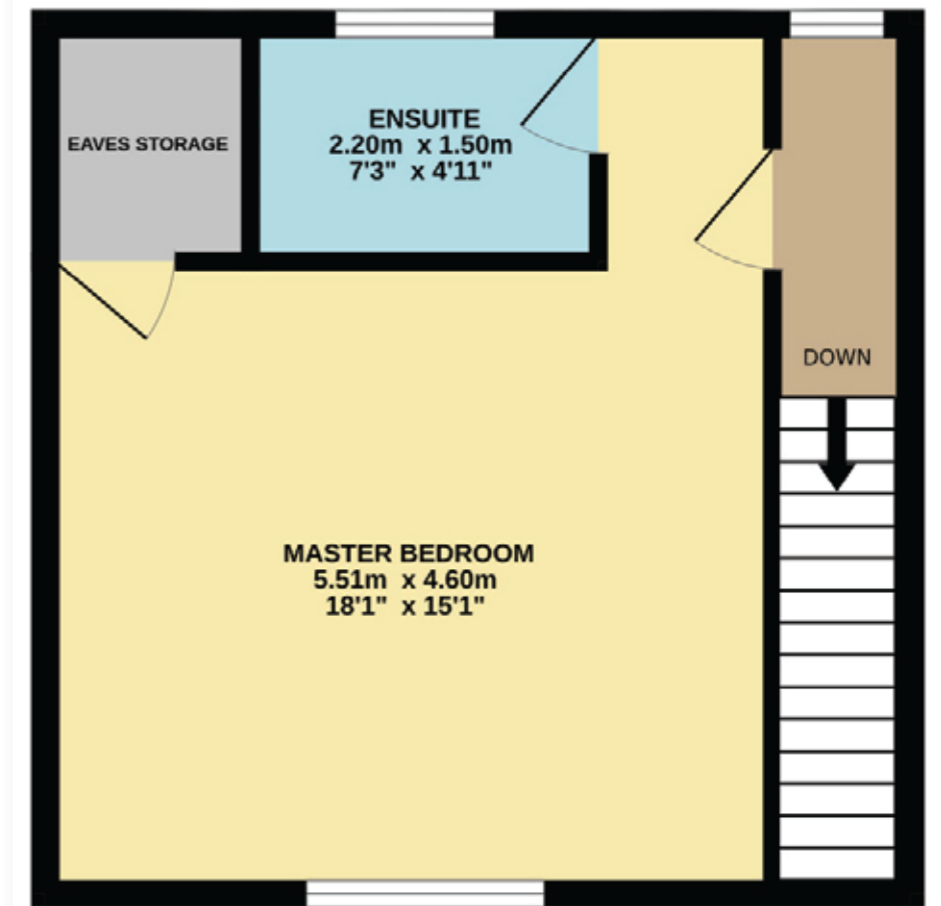


**TOTAL APPROXIMATE FLOOR AREA**  
1251 SQ.FT. (116.2 SQ.M.)

**FIRST FLOOR**  
APPROXIMATE FLOOR AREA  
377 SQ.FT. (35 SQ.M.)



**SECOND FLOOR**  
APPROXIMATE FLOOR AREA  
324 SQ.FT. (30.1 SQ.M.)



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Viewing strictly by appointment with our consultant on

0114 358 2020

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**Tenure:** Freehold

**Council Tax Band:** Not yet determined.

**Services:** Mains electric, water, drainage and gas. Fibre to the Cabinet Broadband (copper wiring).

**Rights of Access and Restrictions:** None.

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.



27A Cawthorne Grove  
Sheffield, South Yorkshire S8 0NB

**Offers in the Region of £445,000**