



By





Welcome to 27C Cawthorne Grove

Situated within a popular location as part of a small new-build development of three properties is this fabulous four bedroomed detached home that occupies a corner plot. Comprising approximately 1521 sq.ft. of family living spaces, the accommodation will have a bright open plan living kitchen that features a Howdens kitchen with integrated Lamona appliances, which will open to a lawned garden through patio doors.

Set across the first and second floors there are four good-sized bedrooms, including a master bedroom with an en-suite shower room. There is also a family bathroom that will have a Zaneti Series suite, partially tiled walls and tiled flooring. To right side of 27C Cawthorne Grove, there will be a paved patio and a lawned garden, 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 4, family bathroom and bedroom 3.

On the second floor: Landing, master bedroom, master en-suite, bedroom 2 hallway, bedroom 2 and store.

Ground Floor

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

Entrance Hall

Having a front facing UPVC double glazed window, light point and a central heating radiator. Access can be gained to the living kitchen, WC and under-stairs storage cupboard. A composite door with a double glazed obscured panel also opens to the right side of the property.

Living Kitchen

29'3 x 11'0 (8.91m x 3.35m)
Having a front facing UPVC double glazed window, recessed lighting and a central heating radiator. There is a range of fitted base/wall/drawer units by Howdens, incorporating matching work surfaces and an inset 1.5 bowl sink. Appliances are by Lamona and include a four-ring induction hob with an extractor fan above, fan assisted oven, full height 70/30 fridge/freezer, dishwasher and washing machine. Double UPVC doors with double glazed panels and matching side panels open to the right side of the property.

WC

5'7 x 2'4 (1.70m x 0.71m)
Having a front facing UPVC double glazed obscured window and a flush light point. 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 front and side facing UPVC double glazed windows, light point and a central heating radiator. Access can be gained to bedroom 4, family bathroom and bedroom 3.

Bedroom 4

11'0 x 8'10 (3.35m x 2.70m)
Having a side facing UPVC double glazed window, light point and a central heating radiator.

Family Bathroom

11'0 x 5'10 (3.35m x 1.77m)
Having recessed lighting, extractor fan, partially tiled walls and tiled flooring. There is a heated towel rail and a Zaneti Series suite

incorporating a WC and wash hand basin. To one wall, there is a panelled bath, with a black mixer tap and a shower. There is also a storage cupboard.

Bedroom 3

13'5 x 11'0 (4.09m x 3.35m)
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 front facing UPVC double glazed window, light point and central heating radiator. Access can be gained to the master bedroom, bedroom 2 and store.

Master Bedroom

11'0 x 10'1 (3.35m x 3.07m)
Having a side facing UPVC double glazed window, light point and a central heating radiator. Access can be gained to the master en-suite.

Master En-Suite

5'8 x 4'7 (1.74m x 1.40m)
Having recessed lighting, extractor fan and tiled flooring. There is a heated towel rail and a Zaneti Series suite incorporating a WC and a wash hand basin. To one corner, there is a shower enclosure with tiled walls.

Bedroom 2 Hallway

5'3 x 4'7 (1.61m x 1.40m)
Having a recessed light point and an opening gives access to bedroom 2.

Bedroom 2

13'5 x 11'0 (4.09m x 3.35m)
Having a front facing UPVC double glazed window, light point and a central heating radiator.

Store

A useful storage space.

Exterior and Gardens

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

To the right side of the property, there is a paved patio and a lawned garden. Access will be gained to the living kitchen and entrance hall.



27C



A Four Bedroomed Modern
Family Residence...





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Entrance Hall

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Having recessed lighting, extractor fan, partially tiled walls and tiled flooring. There is a heated towel rail and a Zaneti Series suite incorporating a WC and wash hand basin. To one wall, there is a panelled bath, with a black mixer tap and there will be a shower. There is also a storage cupboard.



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Bedroom 4

11'0 x 8'10 (3.35m x 2.70m)

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





Landing

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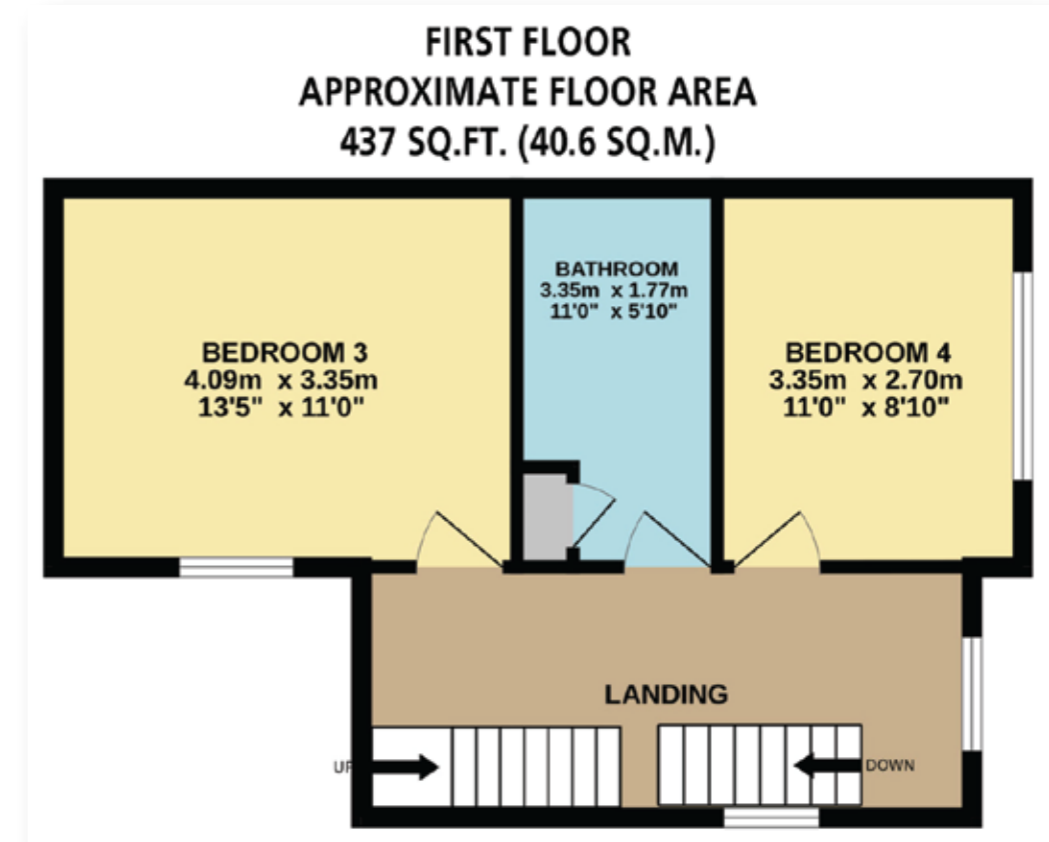
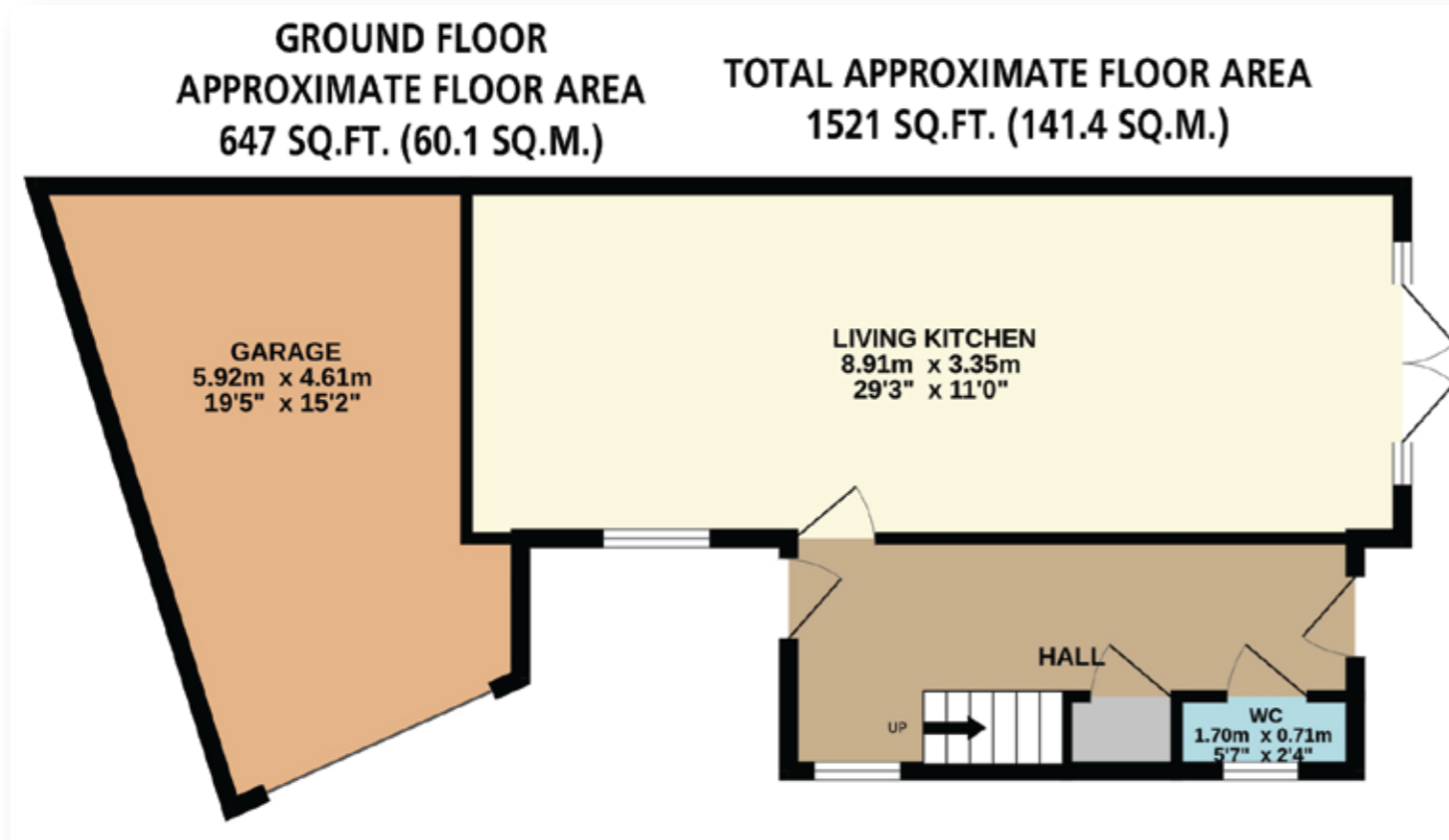
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Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

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.



27C Cawthorne Grove
Sheffield, South Yorkshire S8 0NB

Offers in the Region of £499,950