



46 King Egbert Road

Totley Rise, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From King Egbert Road, a block paved driveway bordered by stone walling and hedging provides parking and leads to the front of the property.

To the front of the property, there is exterior lighting and a gravelled area with box hedging, plants, mature shrubs and mature trees. Access can be gained to the main entrance door.

The block paved driveway continues to the right side of the property, where there is exterior lighting and an electric car charging point which is connected to the solar panels. Access can be gained to the garage. An opening gives access to the rear of the property.

Single Garage

9'2 x 15'9 (2.80m x 4.80m)

With an up-and-over door, rear facing timber obscured glazed panels, light, power, water and a composite door with double glazed obscured panels opening to the rear garden.

A Wonderful Four Bedroomed
Semi-Detached Residence





46 King Egbert Road

Welcome to 46 King Egbert Road

Located in one of Sheffield's most sought-after areas is 46 King Egbert Road, a wonderful four bedroomed semi-detached home. Set over three floors, this sizeable home provides ideal accommodation for a family.

The ground floor showcases a bright and airy dining kitchen that has full-height glazing overlooking the garden and a range of integrated appliances. Bi-folding doors connect the indoors and outdoors seamlessly and provide the perfect link for entertaining. There are two reception rooms, including a bay-windowed lounge featuring a cast iron gas fireplace. The first floor is filled with good-sized bedrooms and a modern family bathroom. The master bedroom suite occupies the entirety of second floor and is generously proportioned with an en-suite shower room featuring marble wash hand basins. The property also has solar panels on the roof, which generate Feed in Tariff income of approximately £1500 per year.

46 King Egbert Road has convenient access to local amenities of Totley and Dore, including shops, cafes, restaurants and public houses. Millhouses is accessible within a short drive and also offers a further range of supermarkets and public houses. There is a range of highly regarded private and state schooling in the area. Additionally, the property is conveniently positioned for access to Sheffield city centre and the Dore & Totley train station which provides links to Manchester, Leeds, York and Nottingham. The Peak District National Park is a short drive away for visiting local villages and a host of countryside trails.

The property briefly comprises on the ground floor: Entrance hall, storage cupboard, WC, under-stairs storage cupboard, study, lounge and dining kitchen.

On the first floor: Landing, bedroom 4, bedroom 3, bedroom 2, family bathroom and under-stairs storage cupboard.

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

Ground Floor

A timber door with decorative double glazed panels opens to the:

Entrance Hall

Providing a lovely welcome and having a front facing timber double glazed window, pendant light point, central heating radiator, telephone point and oak flooring. Oak doors open to the storage cupboard, WC, under-stairs storage cupboard, study, lounge and dining kitchen.

Storage Cupboard

With long hanging rail and shelving.

WC

With a side facing timber obscured double glazed window, pendant light point, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises a low-level WC and a wall mounted wash hand basin with a tiled splash back and a chrome mixer tap.

Under Stairs Storage Cupboard

With timber flooring and providing useful storage.

Study

10'0 x 11'5 (3.06m x 3.48m)

A generous study which could be used as a further reception room. Having side and rear facing timber double glazed windows, pendant light point, picture rail, central heating radiator and oak flooring. The focal point of the room is the Stovax log burner with a tiled hearth.

Lounge

11'6 x 17'1 (3.50m x 5.20m)

A bright and airy lounge with a front facing timber double glazed square bay window, pendant light point, picture rail, central heating radiator and a TV/aerial point. There is a fitted storage cabinet with shelving. The focal point of the room is the cast iron coal effect gas fireplace with a pine mantel and slate hearth.

Dining Kitchen

20'3 x 17'11 (6.18m x 5.45m)

A large space for dining and entertaining, with Velux roof windows, side facing aluminium triple glazed windows, recessed lighting, pendant light points, central heating radiators and oak flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter lighting, tiled splash backs and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. A cupboard also houses the brand new Worcester boiler. Also having a separate breakfast bar with a matching granite work surface that provides space for two chairs.

Entrance Hall

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Dining Kitchen
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Dining Kitchen Continued

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A Bright and Airy Dining
Kitchen with Bi-Folding Doors





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A Bay Windowed
Reception Room...





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46 King Egbert Road

Located within a Sought-After Area of Sheffield and Offering Flexible Living Spaces

Dining Kitchen Continued

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

First Floor

Landing

With pendant light points and a central heating radiator. Timber doors open to bedroom 4, bedroom 2, bedroom 3, family bathroom and an under-stairs storage cupboard.

Bedroom 4

9'6 x 9'5 (2.90m x 2.87m)

Currently being used as an office but could easily be a fourth double bedroom. Having front facing timber double glazed windows, pendant light point and a central heating radiator. There is also a storage cupboard.

Bedroom 2

11'6 x 11'11 (3.50m x 3.64m)

A double bedroom with a front facing timber double glazed window, pendant light point and a central heating radiator. A timber door opens to a storage cupboard.

Bedroom 3

10'0 x 11'6 (3.06m x 3.50m)

Another double bedroom with rear facing timber double glazed windows, pendant light point and a central heating radiator.

Family Bathroom

A modern family bathroom with a rear facing obscured timber double glazed window, flush light point, extractor fan, fitted mirrored cabinet, wall mounted light point with shaver point, partially tiled walls and a chrome heated towel rail. There is a suite in white, which comprises a low-level WC and a wash hand basin with an Ideal chrome mixer tap, tiled splash back and storage beneath. Also having a panelled bath with a chrome mixer tap. There is a separate shower enclosure with a fitted shower and a glazed screen/door.

Under Stairs Storage Cupboard

With space for storage.

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

Second Floor

Landing

With a rear facing timber double glazed window and a pendant light point. Timber doors open to the master bedroom and master en-suite.

Master Bedroom

13'6 x 15'11 (4.12m x 4.86m)

A generously proportioned master bedroom containing a Velux roof window with a fitted blind, rear facing timber double glazed window, flush light point and central heating radiator. There is a range of fitted furniture, incorporating short/long hanging and shelving. Access can be gained to eaves storage.

Master En-Suite

A luxury en-suite comprising a Velux roof window with a fitted blind, rear facing timber obscured double glazed window, recessed lighting, flush light points, extractor fan, partially tiled walls, chrome heated towel rail and a fitted vanity mirror. There is a white low-level WC and two marble wash hand basins with chrome mixer taps that sit on a vanity unit with storage beneath. Also having a freestanding bath with a chrome mixer tap. There is a separate walk-in shower enclosure with a fitted shower and a glazed screen.

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To the rear of the property, there is exterior lighting and a water tap. There is a stone flagged patio area and steps rise to a further stone flagged seating terrace which has a planted border, an external power point and exterior lighting. Access can be gained to the dining kitchen. Steps continue from the terrace to the rear garden. There is a good-sized garden which is mainly laid to lawn and contains mature shrubs and trees, including fruit trees. To one corner of the garden, there is provision for a greenhouse and shed. The garden is enclosed by hedging and timber fencing.





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A Generously Proportioned
Master Bedroom...





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Bedroom 3

10'0 x 11'6 (3.06m x 3.50m)

Another double bedroom with rear facing timber double glazed windows, pendant light point and a central heating radiator.



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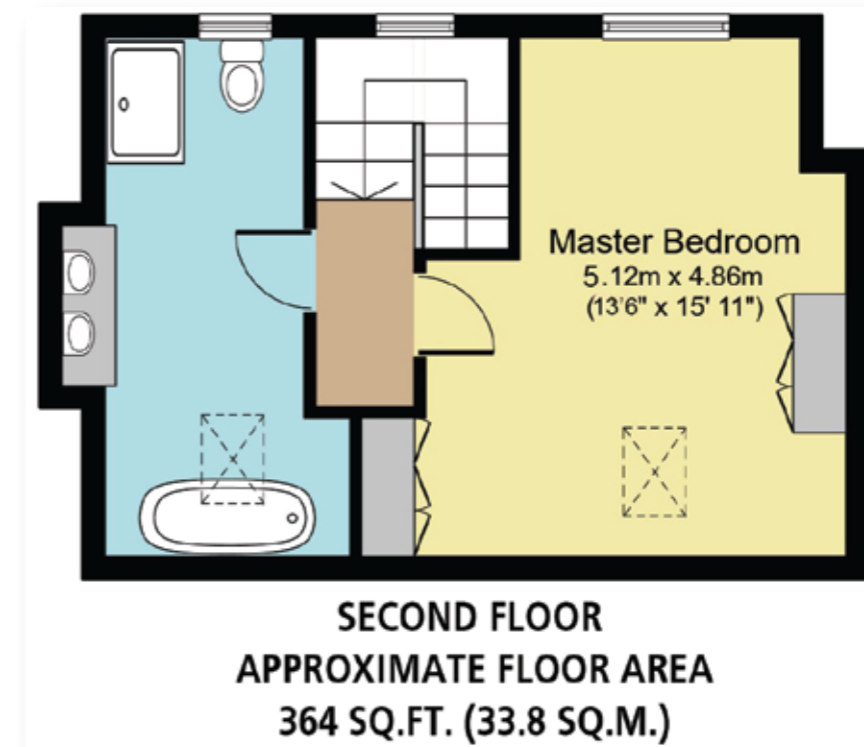
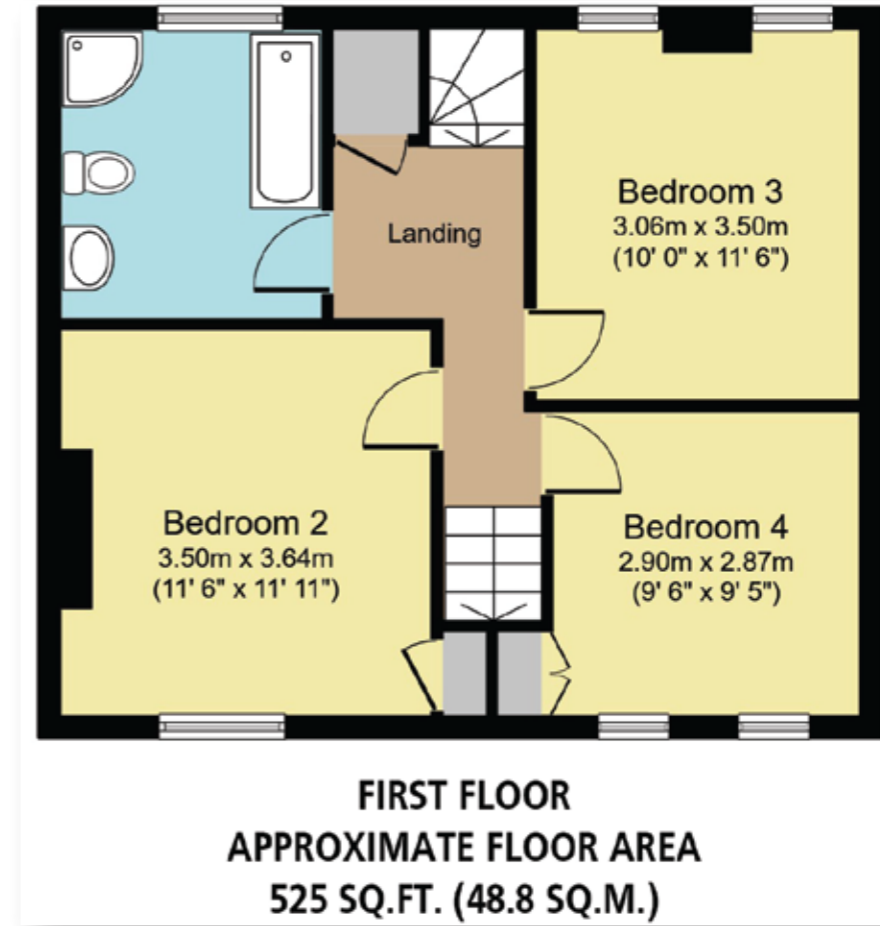
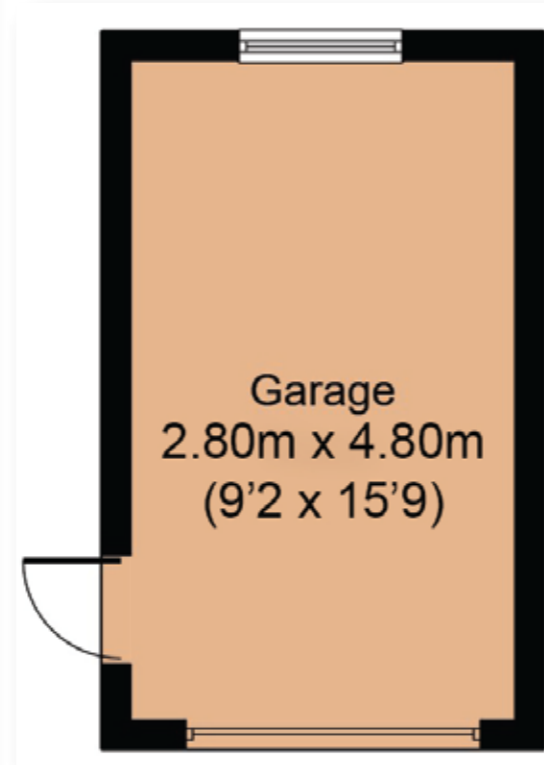
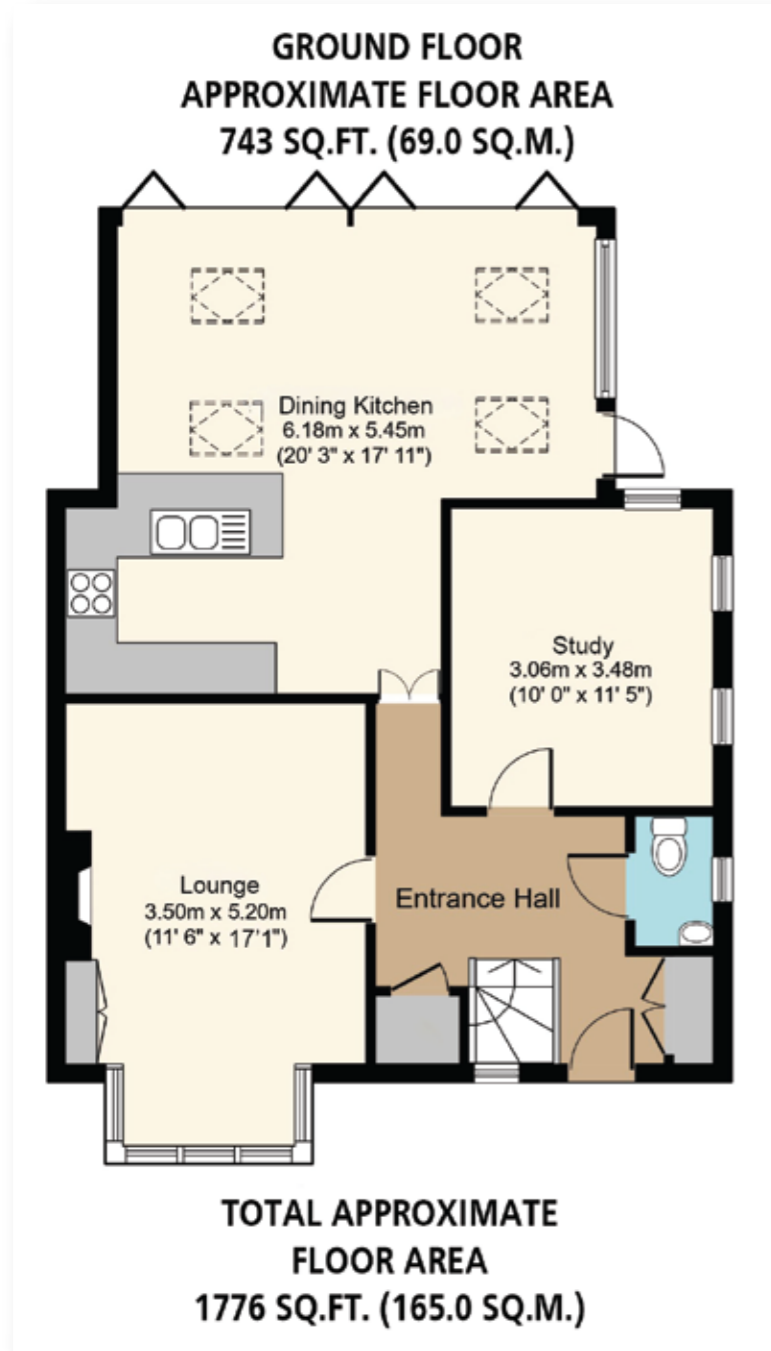




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

To the rear of the property, there is exterior lighting and a water tap. There is a stone flagged patio area and steps rise to a further stone flagged seating terrace which has a planted border, an external power point and exterior lighting. Access can be gained to the dining kitchen. Steps continue from the terrace to the rear garden. There is a good-sized garden which is mainly laid to lawn and contains mature shrubs and trees, including fruit trees. To one corner of the garden, there is provision for a greenhouse and shed. The garden is enclosed by hedging and timber fencing.

A Landscaped Rear Garden
With Two Seating Areas





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, mains electric, mains water, mains drainage. The broadband is fibre and the mobile phone signal is variable.

Shared Access/Rights of Access: There are no rights of access or shared access.

Covenants/Easements/Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is very low.

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.



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Totley Rise, Sheffield,

South Yorkshire S17 3QR

Offers in the Region of £625,000