



10 Ringinglow Gardens

Bents Green, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Ringinglow Road, a block paved access road leads to Ringinglow Gardens, where the block paved road continues to timber gates, which open to 10 Ringinglow Gardens.

From Ringinglow Gardens, stone steps rise to the main entrance door which has a timber canopy and is flanked by mature ornamental shrubs. To the front of the property, there is exterior lighting.

A Beautiful, Modern Five
Bedroomed Detached Home





Welcome to 10 Ringinglow Gardens

Standing proudly at the end of a private road within an exclusive development is this beautiful five bedroomed detached home. Filled with well-proportioned bedrooms, wonderful reception rooms and even an outdoor plunge pool, it is the perfect haven for a growing family.

10 Ringinglow Gardens provides generous accommodation throughout and has the benefit of under floor heating to the ground floor, a bright and spacious lounge and a fantastic open plan living kitchen with integrated AEG appliances and ample space for hosting and entertaining. Over the first and second floors are five double bedrooms, including a luxurious master bedroom suite, four additional bedrooms, and a Jack-and-Jill en-suite and family bathroom.

This outstanding family home has the advantage of a two-storey detached double garage which is equipped with a ground floor office and an additional room to the first floor. A block paved driveway that is enclosed by timber gates also has space to park several vehicles. Positioned to the rear of the property is a superb landscaped garden that is fully enclosed for privacy and security. The property also benefits from being bordered to two sides by greenbelt land.

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, snug, WC, living kitchen, living/dining area, storage cupboard, kitchen area and utility room.

On the first floor: Landing, study, bedroom 4, Jack-and-Jill en-suite, bedroom 5, master bedroom, master en-suite and master walk-in wardrobe.

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

Ground Floor

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

Entrance Hall

With UPVC double glazed obscured panels, recessed lighting and under floor heating. Oak doors open to the lounge, snug, WC, and living kitchen.

Lounge

15'0 x 11'9 (4.57m x 3.58m)
A bright and spacious lounge with a front facing UPVC double glazed window, pendant light point, TV/aerial point and under floor heating. The focal point of the room is the log effect electric fireplace.

Snug

11'10 x 8'8 (3.62m x 2.65m)

A well-proportioned snug with a front facing UPVC double glazed window, pendant light point and under floor heating.

WC

Being partially tiled with a pendant light point, extractor fan and under floor heating. There is a suite in white, which comprises of a low-level WC and a wall mounted Villeroy & Boch wash hand basin with a chrome mixer tap and a mirrored storage cabinet above.

Living Kitchen

30'5 x 13'11 (9.27m x 4.24m)

A well-appointed open plan living kitchen with integrated appliances and a good-sized area for living and dining.

Living/Dining Area

A wonderful area for both relaxation and dining. Having recessed lighting, pendant light point, TV/aerial point and under floor heating. There is a breakfast bar with a granite work surface providing space for up to two chairs and storage units with drawers. Bi-folding UPVC doors with double glazed panels open to the rear of the property and an oak door opens to a storage cupboard.

Entrance Hall

With UPVC double glazed obscured panels, recessed lighting and under floor heating. Oak doors open to the lounge, snug, WC, and living kitchen.





Lounge
15'0 x 11'9 (4.57m x 3.58m)

A bright and spacious lounge with a front facing UPVC double glazed window, pendant light point, TV/aerial point and under floor heating. The focal point of the room is the log effect electric fireplace.

A Light and Spacious
Reception Room...





Snug
11'10 x 8'8 (3.62m x 2.65m)
A well-proportioned snug with a front facing UPVC double glazed window, pendant light point and under floor heating.





Living Kitchen
30'5 x 13'11 (9.27m x 4.24m)

A well-appointed open plan living kitchen with integrated appliances and a good-sized area for living and dining.

Living/Dining Area

A wonderful area for both relaxation and dining. Having recessed lighting, pendant light point, TV/aerial point and under floor heating. There is a breakfast bar with a granite work surface providing space for up to two chairs and storage units with drawers. Bi-folding UPVC doors with double glazed panels open to the rear of the property and an oak door opens to a storage cupboard.

Kitchen Area

A very well-appointed kitchen with a rear facing UPVC double glazed window, recessed lighting, extractor fan and under floor heating. There is a range of fitted base/wall and drawer units, incorporating a granite work surface, matching upstands, under-counter lighting and an inset 2.0 bowl Rangemaster stainless steel sink with a chrome mixer tap. The integrated appliances include an AEG five-ring gas hob with an AEG extractor hood above, two AEG oven/grills, an AEG microwave oven, AEG warming drawer, AEG dishwasher, integrated double fridge/freezer and a Caple wine cooler. An oak door opens to the utility room.



A Well-Appointed
Living Kitchen





Providing Generous Accommodation with the Advantage of a Two-Storey Detached Double Garage

Storage Cupboard

With a flush light point and under floor heating. There is a storage unit, which houses the under floor heating valves.

Kitchen Area

A very well-appointed kitchen with a rear facing UPVC double glazed window, recessed lighting, extractor fan and under floor heating. There is a range of fitted base/wall and drawer units, incorporating a granite work surface, matching upstands, under-counter lighting and an inset 2.0 bowl Rangemaster stainless steel sink with a chrome mixer tap. The integrated appliances include an AEG five-ring gas hob with an AEG extractor hood above, two AEG oven/grills, an AEG microwave oven, AEG warming drawer, AEG dishwasher, integrated double fridge/freezer and a Caple wine cooler. An oak door opens to the utility room.

Utility Room

Having a pendant light point, extractor fan and under floor heating. There is a range of fitted base units, incorporating a granite work surface and an inset 1.0 bowl Rangemaster stainless steel sink with a chrome mixer tap. There is provision for a washing machine and a tumble dryer. A cupboard also houses the Ideal boiler and a UPVC door opens to the left side of the property.

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

First Floor

Landing

With a front facing UPVC double glazed window, recessed lighting and a central heating radiator. Oak doors open to a study, bedroom 4, bedroom 5 and master bedroom.

Study

8'8 x 6'3 (2.64m x 1.90m)

A versatile study with a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 4

11'10 x 9'1 (3.62m x 2.76m)

A double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator. Oak doors open to a built-in storage cupboard, which contains 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, an extractor fan, shaver point, fitted mirrored cabinet and a chrome heated towel rail. There is a Villeroy & Boch suite in white, which comprises of a low-level WC and a wall

mounted wash hand basin with a chrome mixer tap and a vanity mirror above. To one corner, there is a separate shower enclosure with a fitted Aqualisa shower and a glazed screen door. Oak doors open to bedroom 4 and 5.

Bedroom 5

10'2 x 9'11 (3.10m x 3.03m)

Another double bedroom with a rear facing UPVC double glazed window, pendant light point, TV/aerial point and a central heating radiator. There is a range of fitted wardrobes by Hammonds, incorporating long hanging and shelving. There is also a separate storage cupboard with short hanging. An oak door opens to the Jack-and-Jill en-suite.

Master Bedroom

12'9 x 11'9 (3.88m x 3.57m)

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

Master En-Suite

Being fully tiled and having a side facing UPVC double glazed obscured window, a rear facing UPVC double glazed window, recessed lighting, extractor fan, wall mounted television, fitted mirrored cabinet, shaver point and a chrome heated towel rail. There is a Villeroy and Boch suite in white, which comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a tiled bath with a chrome mixer tap. There is a walk-in shower enclosure with a fitted Aqualisa shower and a glazed screen.

Master Walk-in Wardrobe

With recessed lighting, fitted short hanging rails, shelving and timber effect flooring.

From the landing, an oak staircase with an oak hand rail and balustrading rises to the:

Second Floor

Landing

With a Velux roof window, flush light points and a central heating radiator. Oak doors open to bedroom 2, family bathroom and bedroom 3.

Bedroom 3

16'6 x 9'2 (5.03m x 2.79m)

A generous double bedroom with a Velux roof window, front facing UPVC double glazed window, pendant light point and a central heating radiator. Access can be gained to eaves storage and a loft.



First Floor Landing

With a front facing UPVC double glazed window, recessed lighting and a central heating radiator. Oak doors open to a study, bedroom 4, bedroom 5 and master bedroom.





Master Bedroom
12'9 x 11'9 (3.88m x 3.57m)

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

A Generous Master
Bedroom Suite...





Master En-Suite

Being fully tiled and having a side facing UPVC double glazed obscured window, a rear facing UPVC double glazed window, recessed lighting, extractor fan, wall mounted television, fitted mirrored cabinet, shaver point and a chrome heated towel rail. There is a Villeroy and Boch suite in white, which comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a tiled bath with a chrome mixer tap. There is a walk-in shower enclosure with a fitted Aqualisa shower and a glazed screen.



Jack-and-Jill En-Suite

Being fully tiled with recessed lighting, an extractor fan, shaver point, fitted mirrored cabinet and a chrome heated towel rail. There is a Villeroy & Boch suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and a vanity mirror above. To one corner, there is a separate shower enclosure with a fitted Aqualisa shower and a glazed screen. Oak doors open to bedroom 4 and 5.



Bedroom 4 11'10 x 9'1 (3.62m x 2.76m)

A double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator. Oak doors open to a built-in storage cupboard, which contains long hanging and shelving. An oak door opens to the Jack-and-Jill en-suite.



Bedroom 5 10'2 x 9'11 (3.10m x 3.03m)

Another double bedroom with a rear facing UPVC double glazed window, pendant light point, TV/aerial point and a central heating radiator. There is a range of fitted wardrobes by Hammonds, incorporating long hanging and shelving. There is also a separate storage cupboard with short hanging. An oak door opens to the Jack-and-Jill en-suite.

Bedroom 2

16'6 x 11'9 (5.03m x 3.58m)

Another nicely-sized double bedroom with a Velux roof window, front facing UPVC double glazed window, pendant light point, TV/aerial point and a central heating radiator. There is a range of fitted wardrobes by Hammonds, which incorporate short/long hanging and shelving.



Family Bathroom

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



Bedroom 3

16'6 x 9'2 (5.03m x 2.79m)

A generous double bedroom with a Velux roof window, front facing UPVC double glazed window, pendant light point and a central heating radiator. Access can be gained to eaves storage and a loft.





10 Ringinglow Gardens

Convenient Access to Whirlow, Ringinglow, Ecclesall and the Peak District National Park

Family Bathroom

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

Bedroom 2

16'6 x 11'9 (5.03m x 3.58m)

Another nicely-sized double bedroom with a Velux roof window, front facing UPVC double glazed window, pendant light point, TV/aerial point and a central heating radiator. There is a range of fitted wardrobes by Hammonds, which incorporate short/long hanging and shelving.

Exterior and Gardens

From Ringinglow Road, a block paved access road leads to Ringinglow Gardens, where the block paved road continues to timber gates, which open to 10 Ringinglow Gardens.

From Ringinglow Gardens, stone steps rise to the main entrance door which has a timber canopy and is flanked by mature ornamental shrubs. To the front of the property, there is exterior lighting.

The driveway is positioned at the left side of the property and provides parking for several vehicles with exterior lighting. Access can be gained to the utility room and double garage. To one side of the driveway, there is a lawned area with mature shrubs and being enclosed by wrought iron fencing. Accessed from the driveway, a stone staircase rises to the

second floor of the double garage.

Double Garage

18'5 x 18'4 (5.60m x 5.60m)

With electric up-and-over doors, light and power. Access can be gained to an office via a steel reinforced door.

Office

15'1 x 7'11 (4.59m x 2.41m)

With front facing UPVC double glazed windows, recessed lighting and an electric heater.

From the driveway, stone steps lead to the:

Additional Room

15'1 x 7'11 (4.59m x 2.41m)

Suitable for a variety of uses, with Velux roof windows, front facing UPVC double glazed windows, recessed lighting and two recessed shelving units.

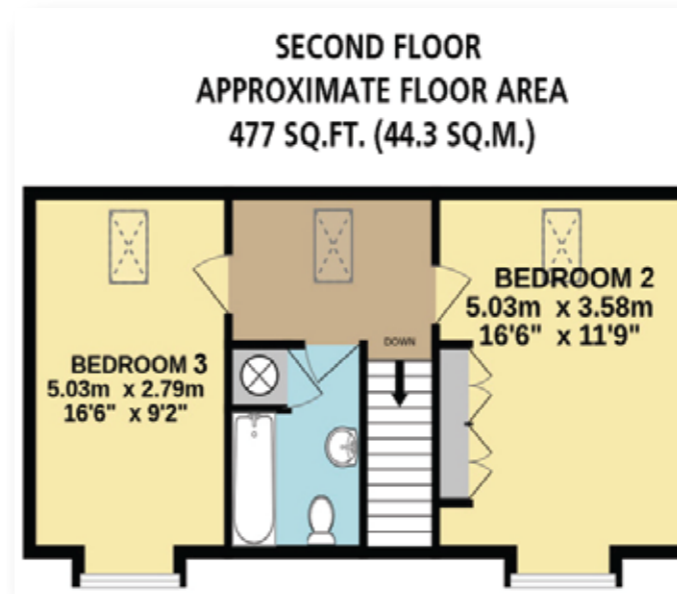
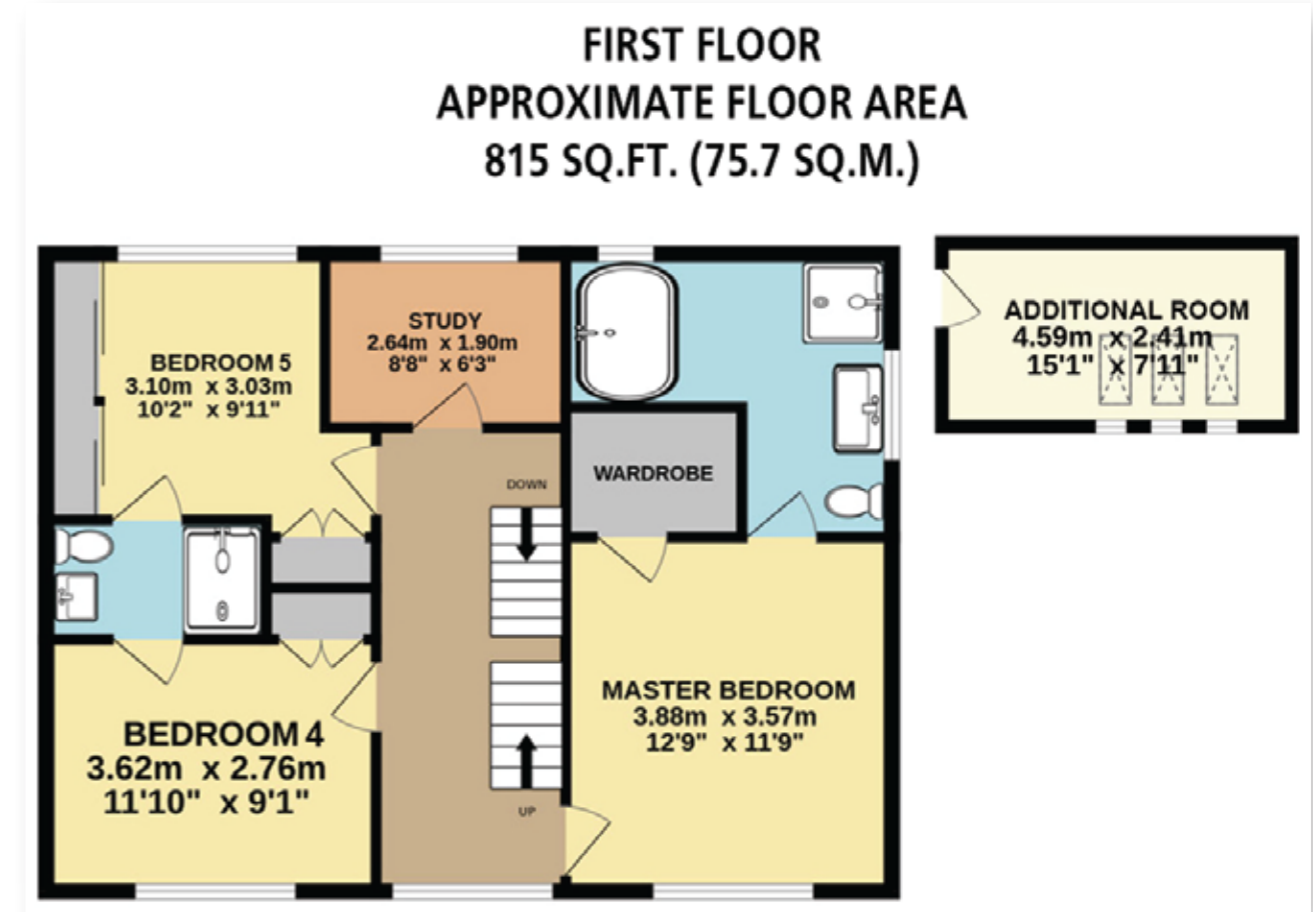
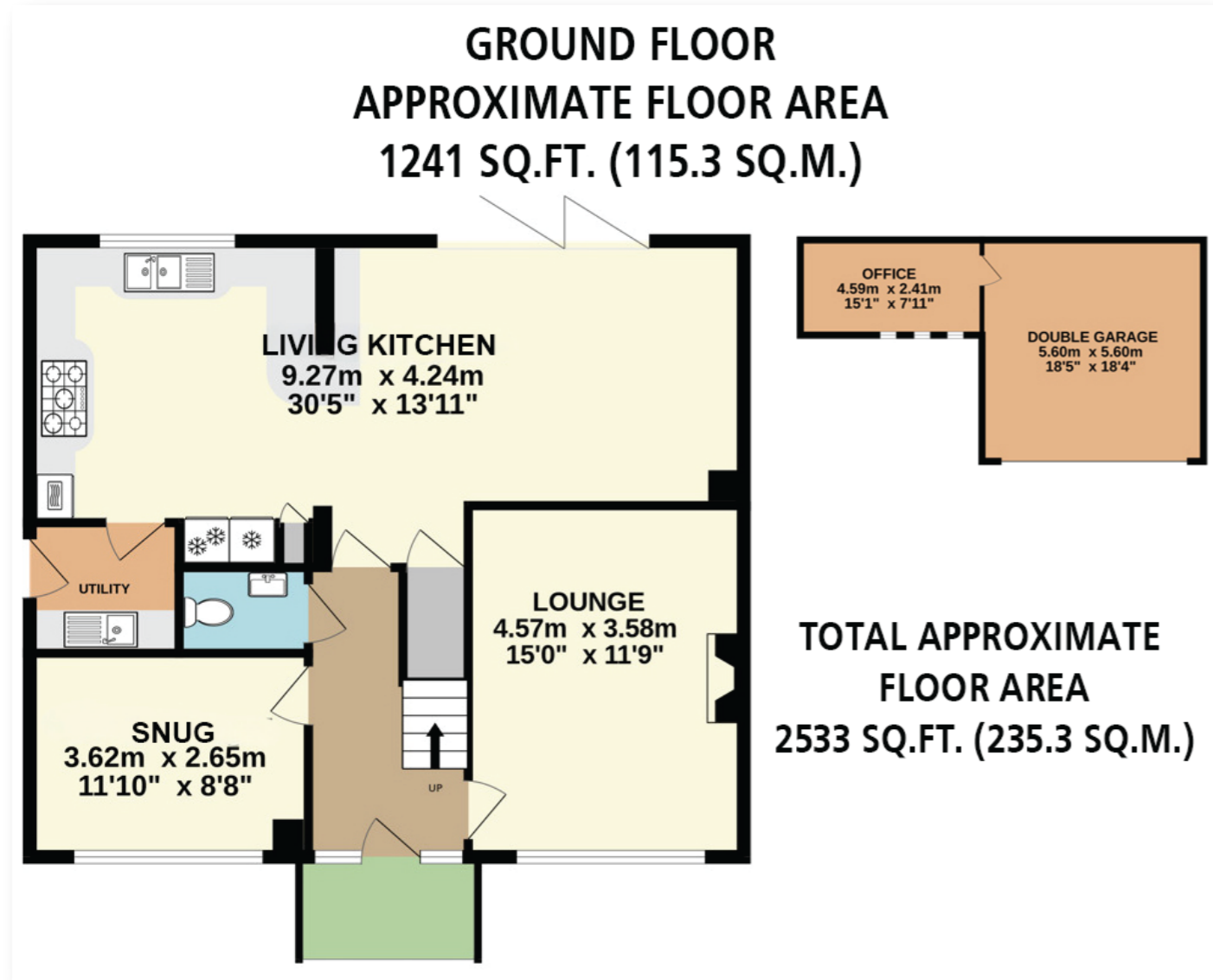
From the driveway, a timber pedestrian gate opens to a stone flagged path at the rear of the property with exterior lighting, an external power point and a water tap. There is also a stone flagged seating terrace which has an electric canopy, a built-in heater and from here access can be gained to the living kitchen. A timber decking area provides additional seating and also lifts to an outdoor plunge pool beneath. Beyond the terrace, there is a garden that is mainly laid to lawn with mature shrubs, trees and is enclosed by brick walling and timber fencing.



Second Floor Landing

With a Velux roof window, flush light points and a central heating radiator. Oak doors open to bedroom 2, family bathroom and bedroom 3.





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

Exterior and Gardens Continued

The driveway is positioned at the left side of the property and provides parking for several vehicles with exterior lighting. Access can be gained to the utility room and double garage. To one side of the driveway, there is a lawned area with mature shrubs and being enclosed by wrought iron fencing. Accessed from the driveway, a stone staircase rises to the second floor of the double garage.

Double Garage

18'5" x 18'4" (5.60m x 5.60m)

With electric up-and-over doors, light and power. Access can be gained to an office via a steel reinforced door.

Office

15'1" x 7'11" (4.59m x 2.41m)

With front facing UPVC double glazed windows, recessed lighting and an electric heater.

From the driveway, stone steps lead to the:

Additional Room

15'1" x 7'11" (4.59m x 2.41m)

Suitable for a variety of uses, with Velux roof windows, front facing UPVC double glazed windows, recessed lighting and two recessed shelving units.



Exterior and Gardens Continued

From the driveway, a timber pedestrian gate opens to a stone flagged path at the rear of the property with exterior lighting, an external power point and a water tap. There is also a stone flagged seating terrace which has an electric canopy, a built-in heater and from here access can be gained to the living kitchen. A timber decking area provides additional seating and also lifts to an outdoor plunge pool beneath. Beyond the terrace, there is a garden that is mainly laid to lawn with mature shrubs, trees and is enclosed by brick walling and timber fencing.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Maintenance Costs: £42 per month for grounds maintenance.

Services: Mains water, mains drainage, mains electric, mains gas and the mobile signal is excellent.

Rights of Access/Shared Access: None.

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



10 Ringinglow Gardens

Bents Green, Sheffield,

South Yorkshire S11 7DB

Offers in the Region of £900,000