



32 Stowe Avenue
Sheffield, South Yorkshire



Blenheim
Park Estates



An Outstanding Three Bedroomed
Detached Family Home...





32 Stowe Avenue

Welcome to 32 Stowe Avenue

An exceptional three bedroomed detached home, located in a most sought-after area. This fabulous home has been fully refurbished to a high standard throughout by the current owner to offer light and spacious family living.

32 Stowe Avenue comprises light and spacious accommodation over two floors, incorporating an open plan living/dining room, with the option to open the bi-fold doors that seamlessly connect to the conservatory. The heart of the home is the fabulous breakfast kitchen with Smeg appliances, there are also two double bedrooms and a contemporary family bathroom.

The property is positioned in a most sought-after area with easy access to the local amenities of Millhouses, Ecclesall Road and Abbeydale Road South including a variety of supermarkets, shops, public houses, cafes and excellent local schooling. There are a range of local parks, including Ecclesall Woods and Millhouses Park. Also being within a convenient journey to Sheffield's city centre and the Peak District National Park.

The property briefly comprises on the ground floor: Entrance hall, breakfast kitchen, living/dining room and conservatory.

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

Ground Floor

A handmade oak door with matching triple glazed side panels and panels above opens to the:

Entrance Hall

Having a pendant light point, an inset mat well and engineered oak flooring with under floor heating. An oak door with glazed panels opens to the breakfast kitchen.

Breakfast Kitchen

21'3 x 13'5 (6.48m x 4.09m)

A light and spacious breakfast kitchen, incorporating a front and rear facing oak double glazed window, recessed lighting, pendant light and Limestone tiled flooring with under floor heating. Also having a recessed shelf with a split face teak splash back and feature lighting. There's a range of fitted base/wall and drawer units with a matching granite work surface, upstands, brushed stainless steel splash back, plinth lighting and a Rangemaster inset 1.0 bowl sink with a Villeroy & Boch stainless steel mixer tap. Also having a central island with a matching granite work surface, which extends to provide breakfast seating for three chairs and a Rangemaster inset 1.0 bowl sink with a Villeroy & Boch stainless steel mixer tap. Appliances are by Smeg and include a range cooker, comprising a six-ring gas hob, including two wok burners, two convection

ovens with a rotisserie feature, all with an extractor hood over. Additional appliances include a microwave combination oven and grill, American style fridge freezer with ice and cold drink dispenser, integrated dish washer and automatic washer/dryer machine. A cupboard houses the under floor heating valves. An oak door with a double glazed panel and matching side panels open to the rear. An opening gives access to the living/dining room.

Living/Dining Room

Dining Room

14'4 x 11'5 (4.37m x 3.48m)

A generously spaced dining room, which has a seamless connection to the living room and conservatory. Having a pendant light point, wall mounted light points and engineered oak flooring with under floor heating. A wide opening gives access to the living room. Oak bi-fold doors open to the conservatory.

Living Room

13'7 x 11'0 (4.14m x 3.61m)

Having a front facing oak double glazed bay window, cat 6 point and engineered oak flooring with under floor heating.

Conservatory

13'1 x 11'7 (3.99m x 3.53m)

Having an oak double glazed roof, side and rear facing oak double glazed windows, exposed brick wall, an inset mat well and engineered oak flooring with under floor heating. Double oak doors with double glazed panels open to the rear of the property.

Entrance Hall

Having a pendant light point, an inset mat well and engineered oak flooring with under floor heating. An oak door with glazed panels opens to the breakfast kitchen.



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A Light & Spacious
Breakfast Kitchen...



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Living/Dining Room

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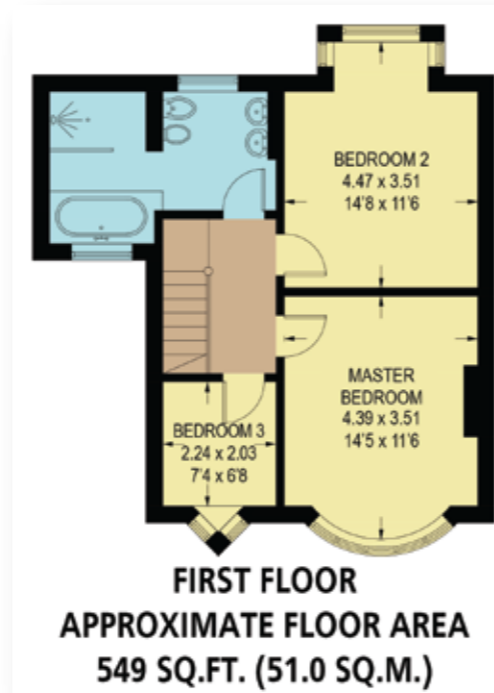
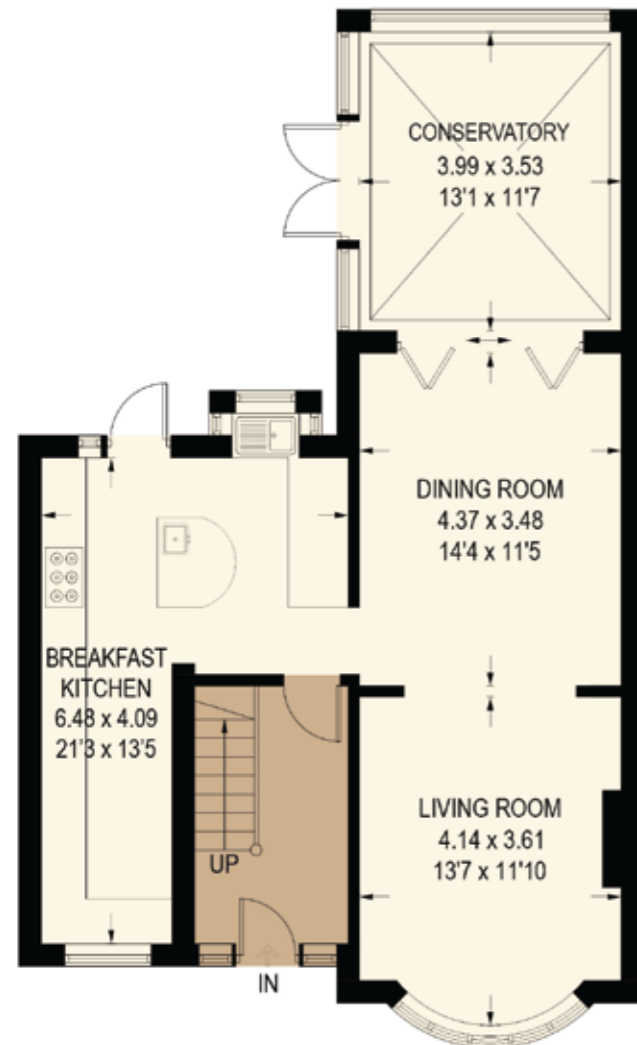
Having an oak double glazed roof, side and rear facing oak double glazed windows, exposed brick wall, an inset mat well and engineered oak flooring with under floor heating. Double oak doors with double glazed panels open to the rear of the property.





Offering an Ideal Family Home in a Most Sought-After Location, which has been Fully Refurbished by the Current Owners

**TOTAL APPROXIMATE FLOOR AREA
1347 SQ.FT. (125.1 SQ.M.)**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

From the entrance hall, an oak staircase with an oak handrail and glazed balustrading rises to the:

First Floor

Landing

Having a pendant light point and access can be gained to a loft space, which houses the Glow-worm boiler. Oak doors open to the master bedroom, bedroom 2, bedroom 3 and family bathroom.

Master Bedroom

14'5 x 11'6 (4.39m x 3.51m)
A generous double bedroom with far-reaching views. Comprising a front

oak double glazed oriel window with oak blinds, central heating radiator and a cat 6 point.

Family Bathroom

Being fully tiled in stone and having front and rear facing oak double glazed windows with fitted oak blinds, automatic recessed lighting, wall mounted light points, brushed stainless steel heated towel rails and under floor heating. There's a Catalano suite in white, which comprises of a wall mounted WC, wall mounted Bidet with a Hansa chrome mixer tap and two wall mounted wash hand basins with Hansa chrome mixer taps and illuminated vanity mirrors above with recessed shelving. Also having a Villeroy & Boch panelled bath with an Aqualisa smart digital control. To one corner, there's a walk-in shower enclosure with an



facing oak double glazed bay window, wall mounted light points, central heating radiator and cat 6 point.

Bedroom 2

v14'8 x 11'6 (4.47m x 3.51m)
An additional double bedroom with a rear facing oak double glazed square bay window, wall mounted light points, TV/aerial point, cat 6 point and a central heating radiator.

Bedroom 3

7'4 x 6'8 (2.24m x 2.03m)
A versatile bedroom that could be used as a study. Having a front facing

Aqualisa smart digital control, fitted hansgrohe rain shower head, Kohler additional hand shower facility and a glazed screen.

Exterior and Gardens

From Stowe Avenue, access can be gained to a block paved driveway, providing parking for two vehicles. Stone flagged steps rise to the main entrance door with an external power point and exterior lighting.

To the rear of the property, there's a stone flagged seating terrace with exterior lighting, an external power point and access can be gained to the conservatory and breakfast kitchen. Steps rise to a garden being mainly laid to lawn with mature trees, shrubs and being enclosed by fencing and mature hedges.



Master Bedroom
14'8 x 11'6 (4.47m x 3.51m)

A generous double bedroom with far-reaching views. Comprising a rear facing oak double glazed square bay window, wall mounted light points, TV/aerial point, cat 6 point and a central heating radiator.



Bedroom 3
7'4 x 6'8 (2.24m x 2.03m)

A versatile bedroom that could be used as a study. Having a front facing oak double glazed oriel window with oak blinds, central heating radiator and a cat 6 point.



Bedroom 2
14'5 x 11'6 (4.39m x 3.51m)

An additional double bedroom with a front facing oak double glazed bay window, wall mounted light points, central heating radiator and cat 6 point.



Family Bathroom





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A Spacious, Modern
Family Bathroom...





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Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: D

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32 Stowe Avenue
Sheffield, South Yorkshire S7 2GP

Offers in the Region of £495,000