

5 Brincliffe Crescent

Sheffield, South Yorkshire



Blenheim
Park Estates

Exterior and Gardens

From Brincliffe Crescent, intercom operated wrought iron electric gates with exterior lighting open to the front of the property. The gates open to a block paved driveway with exterior lighting, which leads down the right side of the property, and provides parking for three vehicles and access to the main entrance door. To one side of the driveway, stone flagged steps lead down to the front garden, which has an artificial lawn with exterior lighting, a water tap and an external power point. The garden is bordered by raised stone planters containing mature trees and shrubs. Above the garden, there is a long strip of artificial lawn with exterior lighting and small tiered stone platforms with inset artificial lawns. Access can be gained to the living kitchen and a pedestrian gate opens to the left side of the property.

To the left side of the property, there is exterior lighting and access can be gained to the WC.

From the driveway, electric gates open to a continuation of the driveway, where it leads to the rear.



An Exquisite Six Bedroomed Family
Residence in a Sought-After Area





Welcome to 5 Brincliffe Crescent

Standing proudly within a private plot of approximately a quarter of an acre on a tree-lined crescent in a highly sought-after location is a beautiful six bedroomed family home. Having benefitted from a considerable scheme of renovations in recent years, this residence provides substantial accommodation over four floors that has a wonderful mix of traditional and contemporary characteristics.



Undoubtedly, the heart of the home is the stunning open plan living kitchen, which encompasses three defined areas that seamlessly flow throughout. Showcasing a high specification, the breakfast kitchen represents quality craftsmanship by 'My Fathers Heart' and incorporates Siemens, Bora and Gaggenau appliances, whilst a sizeable central island is completed by a solid granite work surface. Adjoining the breakfast kitchen is a sitting room and a delightful dining room that is adorned by natural light thanks to a roof lantern and two sets of bi-folding doors, which open to a lovely wrap-around terrace. Also on the ground floor is a welcoming reception hall and a spacious bay-windowed lounge.

This wonderful family home benefits from a basement conversion, offering a large L-shaped entertainment/games room that could be utilised in a variety of ways and opens out onto the rear garden through two sets of bi-folding doors. There is also a useful utility/shower room. An abundance of space is provided by six generously-sized double bedrooms, arranged over the first and second floors. One of the bedrooms has its own en-suite shower room and there is also a modern family bathroom that is luxuriously appointed with a Porcelanosa suite.

5 Brincliffe Crescent is set behind electric gates, which open to a long, block paved driveway that runs the length of the plot, allowing extensive off-road parking with the further advantage of a double garage. The external spaces of the home have been landscaped to incorporate low-maintenance, artificial lawns to the front and rear, creating useable spaces for children to play and for adults to enjoy. Situated above the rear garden and linking to the living kitchen for an effortless transition between the outside and inside is a porcelain flagged seating terrace that presents the perfect spot for entertaining guests or simply relaxing in the private grounds.



Privately Placed in a Plot Totalling Approximately a Quarter of an Acre, 5 Brincliffe Crescent Offers Substantial Accommodation Spanning Four Floors

The property is well located and within walking distance to the amenities of Nether Edge and Ecclesall Road, which include shops, restaurants, cafes and bars. There is also convenient access to public transport and local parks, such as Endcliffe Park, Bingham Park, Forge Dam and Sheffield Botanical Gardens. Sheffield's private and public hospitals and universities can be reached within a short drive, as can Sheffield city centre and the Peak District National Park.

The property briefly comprises of on the ground floor: Reception hall, lounge, sitting room, WC, breakfast kitchen, dining room and storage cupboard. Accessed externally is a double garage.

On the lower ground floor: Hallway, store, entertaining/games room and utility/shower room.

On the first floor: Landing, bedroom 5, bedroom 2, family bathroom, bedroom 4, bedroom 3 and WC.

On the second floor: Landing, bedroom 6, master bedroom, storage cupboard and master en-suite.

Ground Floor

A composite entrance door with double glazed panels opens to the:

Entrance Vestibule

Having a coved ceiling, deep skirtings and fitted door mat. An oak door with a stained glass obscured panel opens to the reception hall.

Reception Hall

12'6 x 12'0 (3.80m x 3.65m)

A welcoming and spacious reception hall with side facing double glazed windows, coved ceiling, pendant light points, picture rail, central heating radiators, deep skirtings and oak flooring. Oak doors with stained glass obscured panels open to the lounge, sitting room, living kitchen and storage cupboard. Double doors with double glazed panels and matching side panels open to the rear seating terrace.

Lounge

17'11 x 13'9 (5.46m x 4.20m)

A wonderful reception room with a front facing double glazed bay window, pendant light point, picture rail, central heating radiators, TV/aerial points, deep skirtings and oak flooring. The focal point of the room is the cast iron fireplace with a marble effect mantel and a granite hearth.

Living Kitchen

A stunning open plan living kitchen that has three defined and well-proportioned areas for relaxing, cooking and dining.

Sitting Room

15'9 x 13'9 (4.80m x 4.20m)

Having a front facing double glazed window, pendant light point, central heating radiators, deep skirtings and herringbone timber flooring. There is also a built-in storage cupboard, which houses the Vaillant boiler. A composite door with a double glazed panel and matching side and above panels opens to the front of the property and could serve as the main entrance door if desired. A timber door with a stained glass obscured panel opens to the WC. A wide opening

also gives access to the dining kitchen.

WC

Having a rear facing double glazed obscured window, recessed lighting, central heating radiator and herringbone timber flooring. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a tiled splash back. A composite door with double glazed obscured panels opens to the left side of the property.

Breakfast Kitchen

16'8 x 13'9 (5.08m x 4.19m)

A high-quality 'My Fathers Heart' breakfast kitchen containing a range of integrated appliances and ample storage. Having a coved ceiling, recessed lighting, pendant light points, central heating radiator, deep skirtings and herringbone timber flooring. There is a range of fitted base and wall units, incorporating a granite work surface, a matching granite splash back, under-counter and plinth lighting and an inset Franke by Villeroy & Boch 2.0 bowl Belfast style sink with a Quooker chrome mixer/boiling tap, Insinkerator waste disposal unit and two soap dispensers. A central island is the main focus of the breakfast kitchen with further storage and a matching granite work surface, which extends to provide seating for three chairs. Appliances include a Bora induction hob with an integrated extractor fan, Siemens fan assisted oven/grill, Siemens compact oven with a grill, Siemens warming drawer, Gaggenau full-height fridge, Siemens full-height freezer and a Siemens dishwasher. Steps rise within a wide opening to the dining room.

Dining Room

21'5 x 11'11 (6.54m x 3.62m)

A fabulous dining room that is adorned by natural light with a double glazed roof lantern with integrated windows and decorative panelling. Also having recessed lighting, pendant light points, central heating radiators and herringbone timber flooring. To one wall, there is a fitted cabinet, incorporating shelving and a glazed surface on top. Two sets of aluminium bi-folding doors with double glazed panels open to the rear seating terrace.

Storage Cupboard

With a pendant light point, fitted shelving, cloaks hanging and engineered timber flooring.

From the entrance hall, a stone slab/brick staircase leads down to the:

Lower Ground Floor

Hallway

Having recessed lighting and tiled flooring. Timber doors open the store and entertainment/games room.

Breakfast Kitchen

16'8 x 13'9 (5.08m x 4.19m)

A high-quality 'My Fathers Heart' breakfast kitchen containing a range of integrated appliances and ample storage. Having a coved ceiling, recessed lighting, pendant light points, central heating radiator, deep skirtings and herringbone timber flooring. There is a range of fitted base and wall units, incorporating a granite work surface, a matching granite splash back, under-counter and plinth lighting and an inset Franke by Villeroy & Boch 2.0 bowl Belfast style sink with a Quooker chrome mixer/boiling tap, Insinkerator waste disposal unit and two soap dispensers. A central island is the main focus of the breakfast kitchen with further storage and a matching granite work surface, which extends to provide seating for three chairs. Appliances include a Bora induction hob with an integrated extractor fan, Siemens fan assisted oven/grill, Siemens compact oven with a grill, Siemens warming drawer, Gaggenau full-height fridge, Siemens full-height freezer and a Siemens dishwasher. Steps rise within a wide opening to the dining room.



An Outstanding Breakfast
Kitchen by 'My Fathers Heart'



Dining Room
21'5 x 11'11 (6.54m x 3.62m)

A fabulous dining room that is adorned by natural light with a double glazed roof lantern with integrated windows and decorative panelling. Also having recessed lighting, pendant light points, central heating radiators and herringbone timber flooring. To one wall, there is a fitted cabinet, incorporating shelving and a glazed surface on top. Two sets of aluminium bi-folding doors with double glazed panels open to the rear seating terrace:



A Beautiful Dining Room with Bi-Folding
Doors to a Pleasant Wrap-Around Terrace



Lounge

17'11 x 13'9 (5.46m x 4.20m)

A wonderful reception room with a front facing double glazed bay window, pendant light point, picture rail, central heating radiators, TV/aerial points, deep skirtings and oak flooring. The focal point of the room is the cast iron fireplace with a marble effect mantel and a granite hearth.



Entertainment/Games Room

35'0 x 34'2 (10.66m x 10.41m)

An extensive open plan L-shaped room that could be utilised in a variety of ways. Having recessed lighting, flush light point and tiled flooring with under floor heating and integrated power points. To one corner, there is a range of fitted furniture. Two sets of aluminium bi-folding doors with double glazed panels open to the rear garden. A timber door opens to the utility/shower room.



A Versatile L-Shaped Room,
Perfect for Entertaining





5 Brincliffe Crescent

A Wonderful Mix of Traditional and Contemporary Characteristics, Paired with Generous Living Spaces, Make this Exceptional Home Ideal for a Growing Family

Store

8'1 x 6'7 (2.46m x 2.00m)
Having a flush light point and power.

Entertainment/Games Room

35'0 x 34'2 (10.66m x 10.41m)
An extensive open plan L-shaped room that could be utilised in a variety of ways. Having recessed lighting, flush light point and tiled flooring with under floor heating and integrated power points. To one corner, there is a range of fitted furniture. Two sets of aluminium bi-folding doors with double glazed panels open to the rear garden. A timber door opens to the utility/shower room.

Utility/Shower Room

12'2 x 9'10 (3.70m x 3.00m)
Being fully tiled and having recessed lighting, two extractor fans, an illuminated vanity mirror and under floor heating. There is a range of fitted base and wall units, incorporating a matching work surface, an upstand and inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is space/provision for an automatic washing machine and a tumble dryer. To one corner, there is a low-level WC and to another corner, there is a separate shower enclosure with a fitted Mira rain head shower, an additional hand shower facility and a glazed screen/door.

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

First Floor

Landing

Having a rear facing double glazed panel, flush light point, picture rail, wall mounted light point, central heating radiator and oak flooring. There is also a built-in storage cupboard that has shelving and houses the hot water cylinder. Oak doors with stained glass obscured panels open to bedroom 5, bedroom 2, family bathroom, bedroom 4, bedroom 3 and WC.

Bedroom 5

12'4 x 11'1 (3.75m x 3.39m)
A spacious double bedroom with a rear facing double glazed bay window, pendant light point, picture rail, central heating radiator and oak flooring. The focal point of the room is the decorative cast iron fireplace with a timber mantel/surround and a tiled hearth.

Bedroom 2

15'10 x 13'11 (4.83m x 4.23m)
A large double bedroom with a front facing double glazed window, pendant light point, picture rail, central heating radiator and oak flooring.

Family Bathroom

A very well-appointed family bathroom with a high-quality finish. Being fully tiled and having a front facing double glazed obscured window, recessed lighting, chrome heated towel rail, illuminated vanity mirror and a shaver point. There is an NK Porcelanosa suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and a wall mounted wash hand basin with a chrome mixer tap. Also having a freestanding NK Porcelanosa bath with a chrome mixer tap and a hand shower facility. To one corner, there is a separate shower enclosure with a SP Porcelanosa rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 4

13'3 x 12'0 (4.05m x 3.65m)
Another double bedroom with a front facing double glazed window, pendant light point, picture rail, central heating radiator and oak flooring. To one wall, there is a range of fitted furniture, incorporating short hanging and shelving.

Bedroom 3

14'4 x 14'0 (4.37m x 4.26m)
A well-proportioned double bedroom with a rear facing double glazed bay window, pendant light point, picture rail, central heating radiator, TV/aerial point and oak flooring. There is a range of fitted furniture, incorporating short hanging, shelving and a vanity table with drawers.

WC

Having a rear facing double glazed obscured window, recessed light point, central heating radiator, low-level WC and oak flooring.

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

Second Floor

Landing

Having a rear facing double glazed window and a wall mounted light point. Oak doors with stained glass obscured panels open to bedroom 6 and the master bedroom.

Bedroom 6

14'4 x 8'2 (4.38m x 2.50m)
Having a side facing double glazed window, pendant light point, central heating radiator, TV/aerial point and oak flooring.

Master Bedroom

16'8 x 12'2 (5.08m x 3.71m)
A fabulous bedroom suite with a front facing double glazed window, flush light point, central heating radiator, TV/aerial point and oak flooring. Access can be gained to eaves storage. Timber doors open to a storage cupboard and to the master en-suite.





Master Bedroom
16'8 x 12'2 (5.08m x 3.71m)

A fabulous bedroom suite with a front facing double glazed window, flush light point, central heating radiator, TV/aerial point and oak flooring. Access can be gained to eaves storage. Timber doors open to a storage cupboard and to the master en-suite.



Bedroom 2
15'10 x 13'11 (4.83m x 4.23m)

A large double bedroom with a front facing double glazed window, pendant light point, picture rail, central heating radiator and oak flooring.



Master En-Suite

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail, shaver points and fitted shelving. There is an NK Porcelanosa suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there is a separate shower enclosure, incorporating a fitted NK Porcelanosa rain head shower, an additional hand shower facility and a glazed screen/door.



Bedroom 3
14'4 x 14'0 (4.37m x 4.26m)

A well-proportioned double bedroom with a rear facing double glazed bay window, pendant light point, picture rail, central heating radiator, TV/aerial point and oak flooring. There is a range of fitted furniture, incorporating short hanging, shelving and a vanity table with drawers.





Bedroom 4
13'3 x 12'0 (4.05m x 3.65m)

Another double bedroom with a front facing double glazed window, pendant light point, picture rail, central heating radiator and oak flooring. To one wall, there is a range of fitted furniture, incorporating short hanging and shelving.



Bedroom 6
14'4 x 8'2 (4.38m x 2.50m)

Having a side facing double glazed window, pendant light point, central heating radiator, TV/aerial point and oak flooring.



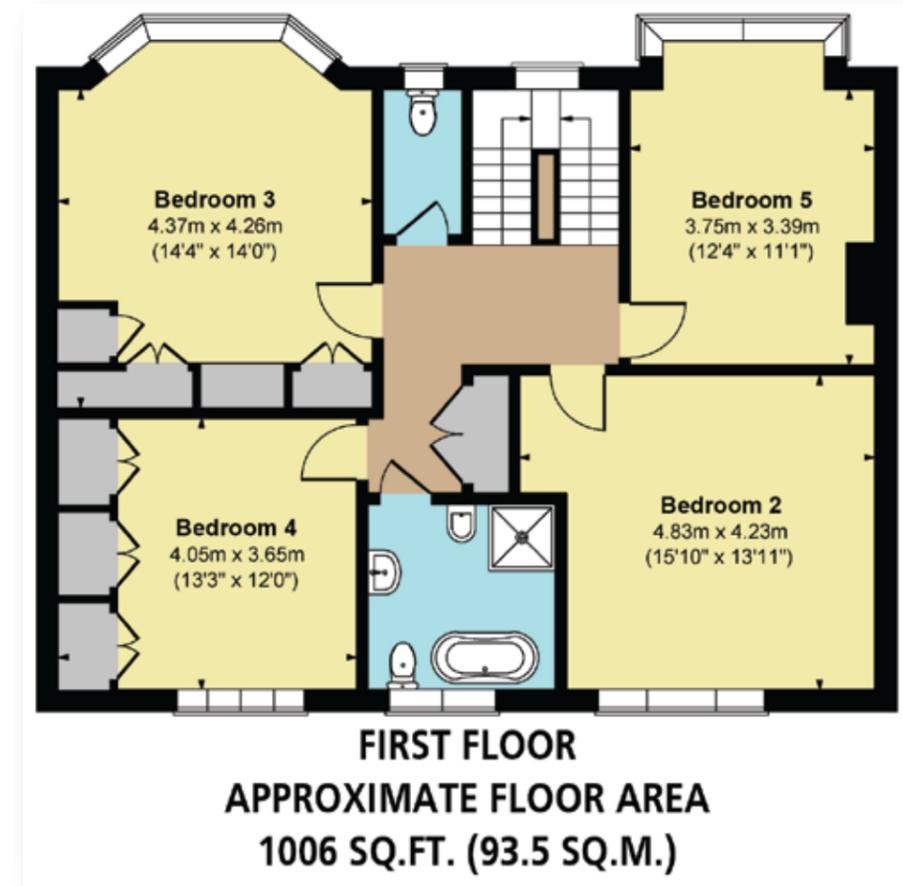
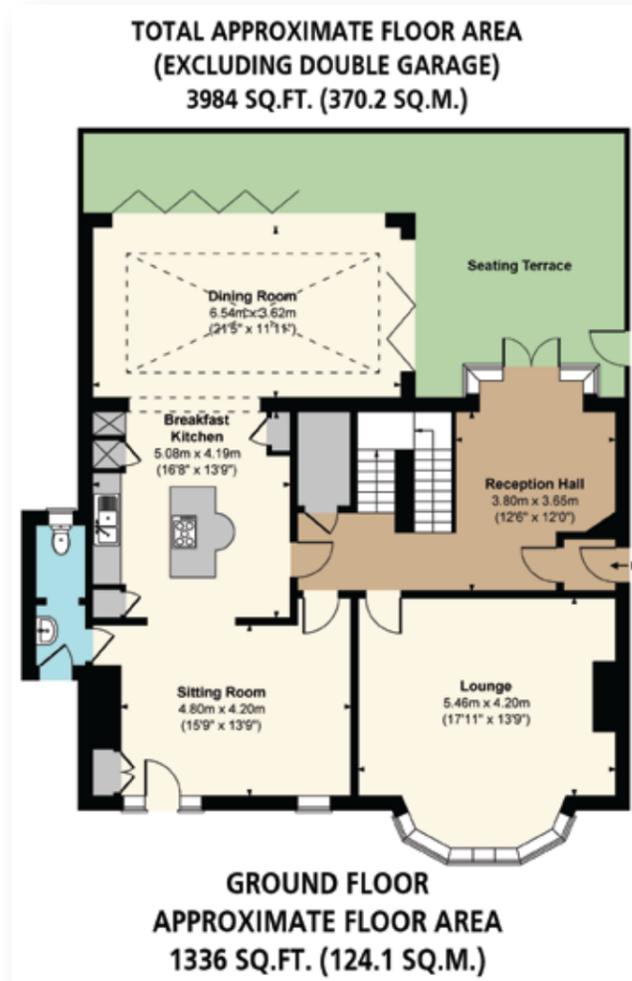


Family Bathroom

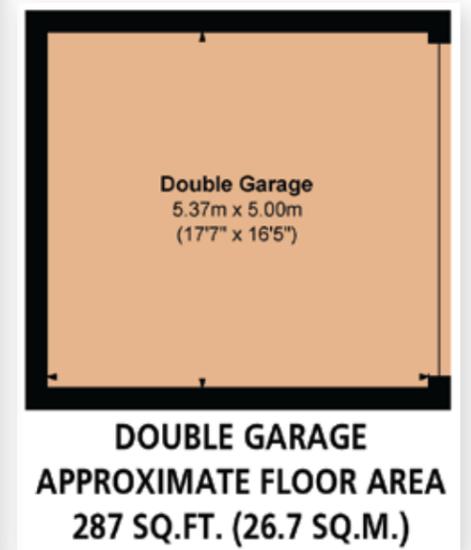
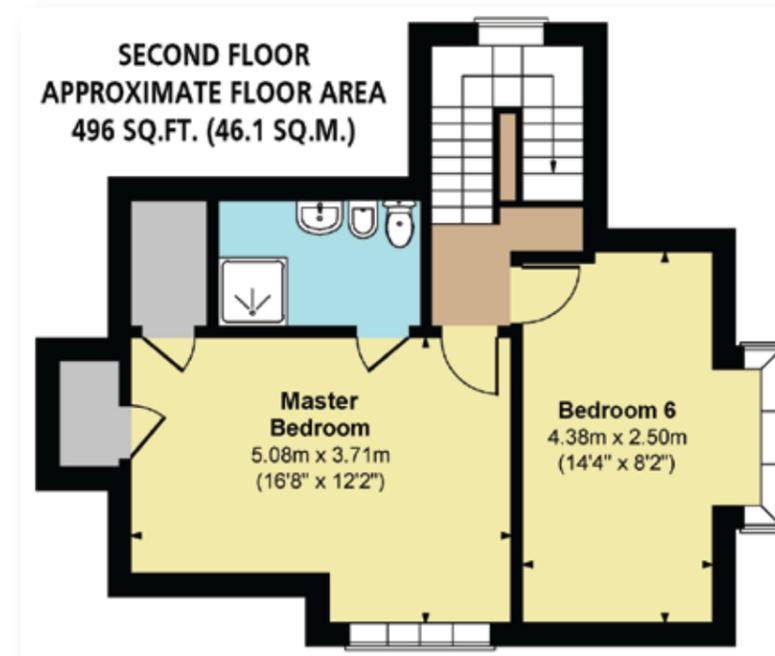
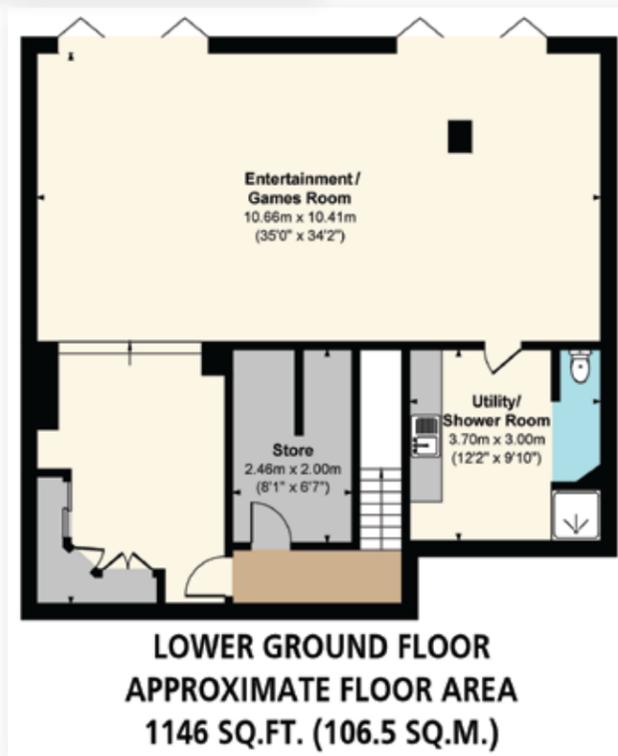
A very well-appointed family bathroom with a high-quality finish. Being fully tiled and having a front facing double glazed obscured window, recessed lighting, chrome heated towel rail, illuminated vanity mirror and a shaver point. There is an NK Porcelanosa suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and a wall mounted wash hand basin with a chrome mixer tap. Also having a freestanding NK Porcelanosa bath with a chrome mixer tap and a hand shower facility. To one corner, there is a separate shower enclosure with a SP Porcelanosa rain head shower, an additional hand shower facility and a glazed screen/door.

A Luxurious Family Bathroom
with a Porcelanosa Suite





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





The Property is Well Located and Within Walking Distance to the Amenities of Nether Edge and Ecclesall Road

Storage Cupboard

Having a flush light point.

Master En-Suite

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail, shaver points and fitted shelving. There is an NK Porcelanosa suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there is a separate shower enclosure, incorporating a fitted NK Porcelanosa rain head shower, an additional hand shower facility and a glazed screen/door.

Exterior and Gardens

From Brincliffe Crescent, intercom operated wrought iron electric gates with exterior lighting open to the front of the property. The gates open to a block paved driveway with exterior lighting, which leads down the right side of the property, and provides parking for three vehicles and access to the main entrance door. To one side of the driveway, stone flagged steps lead down to the front garden, which has an artificial lawn with exterior lighting, a water tap and an external power point. The garden is bordered by raised stone planters containing mature trees and shrubs. Above the garden, there is a long strip of artificial lawn with exterior lighting and small tiered stone platforms with inset artificial lawns. Access can be gained to the living kitchen and a pedestrian gate opens to the left side of the property.

To the left side of the property, there is exterior lighting and access can

be gained to the WC.

From the driveway, electric gates open to a continuation of the driveway, where it leads to the rear. Steps rise to a wrought iron pedestrian gate opening to the rear seating terrace.

Rear Seating Terrace

A pleasant porcelain flagged seating terrace, allowing an outdoor extension to the open plan living kitchen for flexible use, perfect for entertaining and outdoor dining. The terrace has exterior lighting and is enclosed by wrought iron railings that are set between rendered pillars. Access can be gained to the reception hall and dining room within the living kitchen.

To the rear of the property, the driveway extends to the bottom of the plot, providing extensive parking and access to a double garage.

Double Garage

17'7 x 16'5 (5.37m x 5.00m)

Having an electric up-and-over door, light and power.

Also to the rear of the home is an artificial lawn with up-lighters. A stone flagged path along the rear elevation has an external power point. Access can be gained to the entertainment/games room. The garden is bordered by mature hedging and stone walling, providing privacy and security to this outstanding family home.





Steps rise to a wrought iron pedestrian gate opening to the rear seating terrace.

Rear Seating Terrace

A pleasant porcelain flagged seating terrace, allowing an outdoor extension to the open plan living kitchen for flexible use, perfect for entertaining and outdoor dining. The terrace has exterior lighting and is enclosed by wrought iron railings that are set between rendered pillars. Access can be gained to the reception hall and dining room within the living kitchen.

A Porcelain Flagged Seating Terrace,
Ideal for Outdoor Dining...





Exterior and Gardens Continued

To the rear of the property, the driveway extends to the bottom of the plot, providing extensive parking and access to a double garage.

Double Garage

17'7 x 16'5 (5.37m x 5.00m)

Having an electric up-and-over door, light and power.

Also to the rear of the home is an artificial lawn with up-lighters. A stone flagged path along the rear elevation has an external power point. Access can be gained to the entertainment/games room. The garden is bordered by mature hedging and stone walling, providing privacy and security to this outstanding family home.

A Fabulous Low-Maintenance
Rear Garden that is Fully Enclosed





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

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

Rights of Access/Shared Access: None.

Covenants/Easements/Wayleaves/Flood Risk: None and the flood risk is very low.

Conservation Area: The property is within the Nether Edge Conservation Area.

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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Offers in the Region of £1,195,000