



47 Button Hill

Ecclesall, Sheffield



Blenheim
Park Estates

Exterior and Gardens

From Button Hill access can be gained to a driveway, with ample room to park several vehicles, and with exterior lighting. To the left hand side of the property, a timber pedestrian gate opens to a stone paved path that continues to stone steps leading down to the rear of the property. Access can be gained to the utility room.



A Beautiful Four Bedroomed
Detached Residence



Entrance Hall

With a front facing timber glazed obscured panel, pendant light point, exposed timber beams, central heating radiator and oak flooring. Timber doors open to storage cupboard 1, storage cupboard 2, lounge, office and utility room.



47 Button Hill

Welcome to 47 Button Hill

Welcome to 47 Button Hill, a wonderful detached home in a sought-after area of Sheffield. This fantastic residence offers unique living spaces, four double bedrooms and a sizeable rear garden, making it perfect for a growing family.

Across the ground floor, the lounge with a fireplace serves as a bright and airy relaxing retreat, together with a well-appointed office and a utility room. At basement level there is a games room, utility room, WC and a dining kitchen which has integrated appliances.

This fantastic property boasts a generously sized master bedroom with an en suite, three spacious double bedrooms and a family bathroom. Externally, there is parking for three vehicles on a private driveway to the front. To the rear, there is a sizeable two-tiered rear garden with a stone flagged seating terrace and two low-maintenance lawned areas, ideal for unwinding and recreation.

47 Button Hill has convenient access to the amenities of Ecclesall Road, offering shops, restaurants, supermarkets and cafes. There is highly-regarded schooling in the area, unparalleled access to the Peak District and a range of pleasant outdoor spaces, such as Endcliffe Park, Millhouses Park, Hutcliffe Woods and Ecclesall Woods. There is a selection of golf courses too, including Abbeydale Golf Club and Beauchief Golf Club.

The property briefly comprises of on the ground floor:

Entrance hall, storage cupboard 1, storage cupboard 2, lounge, office, utility room 1, landing 1, master bedroom and master en-suite.

On the basement level: Landing 2, dining kitchen, basement hallway, games room, utility room 2, WC, cellar and storage cupboards.

On the first floor: Galleried landing, Bedroom 3, bedroom 2, bedroom 4 and family bathroom.

Ground Floor

A heavy timber door opens to the:

Entrance Hall

With a front facing timber glazed obscured panel, pendant light point, exposed timber beams, central heating radiator and oak flooring. Timber doors open to storage cupboard 1, storage cupboard 2, lounge, office and utility room.

Storage Cupboard 1

With shelving.

Storage Cupboard 2

With shelving.

Lounge

18'5 x 11'6 (5.61m x 3.50m)

A sizeable lounge with front and rear facing timber double glazed windows, side facing timber double glazed windows, exposed timber beams, wall mounted light points, central heating radiator and TV aerial cabling. The focal point of the room is a large fireplace with a stone mantle, brick surround and a tiled hearth.

Office

10'2 x 9'10 (3.10m x 3.00m)

A well-appointed office with a front facing timber double glazed window, flush light point, central heating radiator, telephone point and oak flooring.

Utility Room 1

With rear facing timber double glazed windows, recessed lighting, coved ceiling, central heating radiator and tiled flooring. There are a range of fitted base, wall and drawer units incorporating matching timber work surfaces, tiled splash backs and upstands and a 1.0 bowl Belfast style sink with a chrome mixer tap. There is the provision for a fridge. A timber door with a glazed obscured panel opens to the rear of the property. **From the entrance hall, a staircase with a timber handrail and glazed balustrading leads up to:**

Landing 1

With a side facing timber double glazed window, pendant light point, central heating radiator. A timber door opens to the:

Master Bedroom

14'4 x 12'9 (4.37 x 3.88m)

A sizeable master bedroom having rear and side facing timber double glazed windows, flush light points, central heating radiators and TV aerial cabling. A timber door opens to the master en-suite.

Master En-Suite

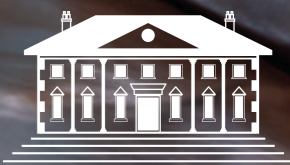
Being fully tiled with a rear facing timber double glazed obscured window, flush light point, extractor fan and a chrome heated towel rail. There is a suite in white with a low-level WC and a pedestal wash hand basin with a chrome mixer tap and an inset mirror storage unit with shelving. There is a separate shower enclosure with a Mira fitted shower and a glazed screen/door.



Lounge
18'5 x 11'6 (5.61m x 3.50m)

A sizeable lounge with front and rear facing timber double glazed windows, side facing timber double glazed windows, exposed timber beams, wall mounted light points, central heating radiator and TV aerial cabling. The focal point of the room is a large fireplace with a stone mantle, brick surround and a tiled hearth.

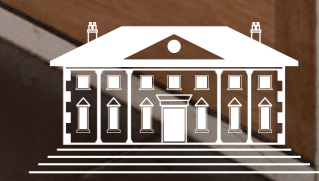
A Relaxing, Bright
Reception Room





Utility Room 1

With rear facing timber double glazed windows, recessed lighting, coved ceiling, central heating radiator and tiled flooring. There are a range of fitted base, wall and drawer units incorporating matching timber work surfaces, tiled splash backs and upstands and a 1.0 bowl Belfast style sink with a chrome mixer tap. There is the provision for a fridge. A timber door with a glazed obscured panel opens to the rear of the property.





Dining Kitchen
14'7 x 14'4 (4.44m x 4.37m)

With rear facing timber double glazed windows, side facing timber double glazed windows, recessed lighting, pendant light point, central heating radiators, tv/aerial point, telephone point and tiled flooring. There is a range of fitted base wall and drawer units incorporating matching granite work surfaces, tiled splash backs and an inset 2.0 bowl Belfast style sink with a chrome mixer tap. There is also a central island with a granite work surface and a breakfast bar. The range of fitted appliances include a five-ring gas hob, extractor hood, Bosch oven/grill, Zanussi microwave oven and a Neff dishwasher.

Bright and Airy
Dining Kitchen





47 Button Hill

Situated in a Sought-After Area of Sheffield and Close to Local Amenities

From the basement landing, steps with a timber handrail and glazed balustrading lead down to the:

Basement Level

Landing 2

With a flush light point, central heating radiator and tiled flooring. There is fitted furniture which includes a shelving unit. Timber double doors with glazed panels open to the dining kitchen and a UPVC door with a double glazed panel and a timber double glazed side panel opens to the side of the property.

Dining Kitchen

14'7 x 14'4 (4.44m x 4.37m)

With rear facing timber double glazed windows, side facing timber double glazed windows, recessed lighting, pendant light point, central heating radiators, tv/aerial point, telephone point and tiled flooring. There is a range of fitted base wall and drawer units incorporating matching granite work surfaces, tiled splash backs and an inset 2.0 bowl Belfast style sink with a chrome mixer tap. There is also a central island with a granite work surface and a breakfast bar. The range of fitted appliances include a five-ring gas hob, extractor hood, Bosch oven/grill, Zanussi microwave oven and a Neff dishwasher. **From the Landing 2, steps with a timber handrail and glazed balustrading lead down to the:**

Basement Hallway

With strip lighting and a central heating radiator. There is a range of fitted furniture including shelving. Timber doors open to a games room, utility room 2 and cellar.

Games Room

18'3 x 11'6 (5.57m x 3.50m)

With rear facing timber double glazed windows, recessed lighting and inset shelving. Timber doors with double glazed panels open to the rear of the property.

Utility Room 2

9'10 x 9'10 (3.00m x 3.00m)

With strip lighting. There is a range of fitted base and drawer units which incorporate a matching work surface and a 1.0 bowl Belfast style sink with a chrome mixer tap. Also housing the Worcester boiler. A timber door opens to the:

WC

With a flush light point and a low-level WC.

Cellar

With light and power.

From landing 1, a staircase with a timber handrail and glazed balustrading rises to the:

First Floor

Galleried Landing

With a coved ceiling, pendant light point and a central heating radiator. Timber doors open to bedroom 3, bedroom 2, bedroom 4 and family bathroom.

Bedroom 3

12'0 x 9'2 (3.65m x 2.80m)

A double bedroom with a rear facing timber double glazed window, coved ceiling, flush light point and a central heating radiator. The range of fitted furniture includes a shelving unit.

Bedroom 2

12'0 x 9'10 (3.65m x 3.00m)

Another double bedroom with a front facing timber double glazed window, coved ceiling, flush light point and a central heating radiator. The range of fitted furniture includes long hanging, shelving and drawer units. An archway gives access to a separate part of the bedroom which has a front facing timber double glazed window, a coved ceiling and a pendant light point. Fitted furniture includes a desk and drawer units.

Bedroom 4

10'2 x 9'10 (3.10m x 3.00m)

Having a front facing timber double glazed bay window, coved ceiling, pendant light point and a central heating radiator.

Family Bathroom

Being fully tiled with a rear facing timber double glazed obscured window, coved ceiling, recessed lighting, extractor fan and a chrome heated towel rail. There is a suite in white comprising of a low-level WC, a wall mounted wash hand basin with a chrome mixer tap, and a panelled bath with a chrome mixer tap and an additional hand shower facility. To one corner there is a separate shower enclosure with a rainhead shower, an additional fitted shower and a glazed screen/door.

Exterior and Gardens

From Button Hill access can be gained to a driveway, with ample room to park several vehicles, and with exterior lighting. To the left hand side of the property, a timber pedestrian gate opens to a stone paved path that continues to stone steps leading down to the rear of the property. Access can be gained to the utility room.

The rear of the property has a stone patio which has exterior lighting and a water tap. Access can be gained to the games room and dining kitchen. A double timber gate continues to the front of the property.

The rear of 47 Button Hill has a two tiered lawn and a seating terrace. The first tier is mainly laid to lawn and has planted borders. Stone steps lead down to a terrace, which has the provision for seating.

The bottom tier of the garden is mainly laid to lawn and has mature trees, hedging, plants and a raised flower bed. There is a garden shed used for storage.





Master Bedroom
12'9 x 12'0 (3.88m x 3.97m)

A sizeable master bedroom having rear and side facing timber double glazed windows, flush light points, central heating radiators and TV aerial cabling. A timber door opens to the master en-suite.

Master En-Suite

Being fully tiled with a rear facing timber double glazed obscured window, flush light point, extractor fan and a chrome heated towel rail. There is a suite in white with a low-level WC and a pedestal wash hand basin with a chrome mixer tap and an inset mirror storage unit with shelving. There is a separate shower enclosure with a Mira fitted shower and a glazed screen/door.

A Light-Filled
Master Bedroom



Bedroom 2

12'0 x 9'10 (3.65m x 3.00m)

Another double bedroom with a front facing timber double glazed window, coved ceiling, flush light point and a central heating radiator. The range of fitted furniture includes long hanging, shelving and drawer units. An archway gives access to a separate part of the bedroom which has a front facing timber double glazed window, a coved ceiling and a pendant light point. Fitted furniture includes a desk and drawer units.



Bedroom 4

10'2 x 9'10 (3.10m x 3.00m)

Having a front facing timber double glazed bay window, coved ceiling, pendant light point and a central heating radiator.



Bedroom 3

12'0 x 9'2 (3.65m x 2.80m)

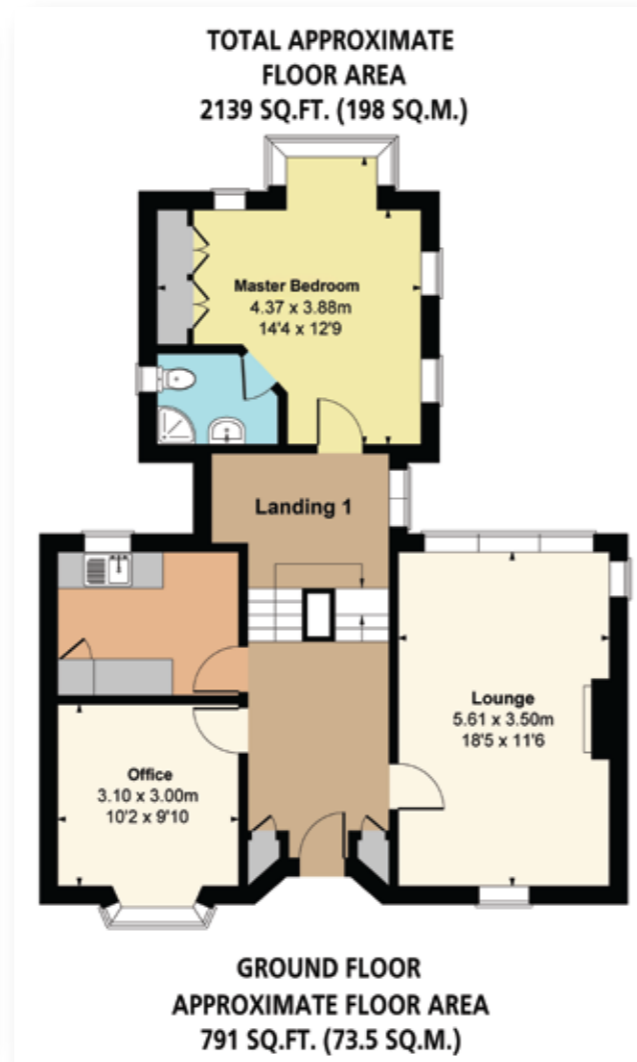
A double bedroom with a rear facing timber double glazed window, coved ceiling, flush light point and a central heating radiator. The range of fitted furniture includes a shelving unit.



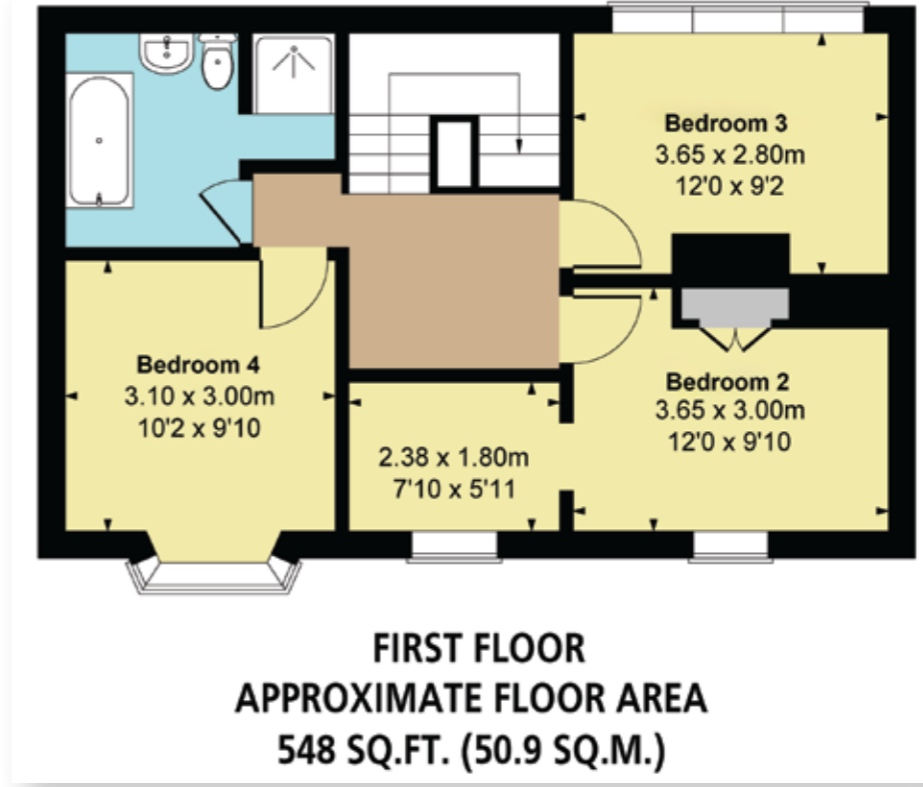
Family Bathroom

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**TOTAL APPROXIMATE
 FLOOR AREA
 2139 SQ.FT. (198 SQ.M.)**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

The rear of the property has a stone patio which has exterior lighting and a water tap. Access can be gained to the games room and dining kitchen. A double timber gate continues to the front of the property.

The rear of 47 Button Hill has a two tiered lawn and a seating terrace. The first tier is mainly laid to lawn and has planted borders. Stone steps lead down to a terrace, which has the provision for seating.

The bottom tier of the garden is mainly laid to lawn and has mature trees, hedging, plants and a raised flower bed. There is a garden shed used for storage.

A Two-Tiered
Rear Garden



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: E

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

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

Covenants/Easements or 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.



47 Button Hill
Eccelsall, Sheffield,
South Yorkshire S11 9HS

Offers in the Region of £675,000