



5 Abbey Crescent  
Beauchief, Sheffield

---



### Exterior and Gardens

From Abbey Crescent, an opening gives access to a block paved driveway which provides parking for two vehicles and leads to the single garage. The front garden is mainly laid to lawn with mature plants and shrubs.

### Single Garage

16'8 x 9'4 (5.08m x 2.85m)

With an electric roller shutter door, light, power and a water tap. Also housing the Worcester boiler. There is also an electric vehicle charging point. A timber door with a glazed panel opens to the rear of the property.

A Fantastic Three  
Bedroomed Bungalow





5 Abbey Crescent

## Welcome to 5 Abbey Crescent

5 Abbey Crescent is a fantastic detached bungalow located in a highly sought-after area of Sheffield. This gorgeous residence provides spacious living areas, three double bedrooms and a large rear garden with two fruit trees.

The heart of the home is the beautiful lounge which is bathed in natural light due to the bow window and sliding doors that open to the garden room. The kitchen has a selection of integrated appliances and the dining room is ideal for hosting. The garden room is an excellent spot for unwinding with lovely views over the rear of the property.

The master bedroom has an en-suite shower room, whilst one further double bedroom and a sizeable single bedroom provide ample living space. Externally, there is a single garage and off-road parking for two vehicles. The property also boasts a fabulous, extensive rear garden that has two apple trees and two sheds, providing storage space. Additionally, there are solar panels installed at the property, which are income generating.

5 Abbey Crescent is located in Beauchief within a pleasant cul-de-sac. The property has good access to the nearby amenities of Millhouses, including shops, supermarkets, cafes and restaurants. The property is also within walking distance to Millhouses Park and Ecclesall Woods which both provide great walking trails. There is good local schooling within the area. Additionally, the property is conveniently positioned for access to Sheffield city centre and the Dore & Totley train station 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 walking trails within Derbyshire.

### The property briefly comprises of on the ground floor:

Entrance hall, lounge, dining room, garden room, shower room, kitchen, side porch, utility room, inner hallway, bedroom 3, family bathroom, bedroom 2, master bedroom and master en-suite shower room.

### Ground Floor

A UPVC door with a double glazed obscured panel and a matching side panel opens to the:

### Entrance Hall

Having a coved ceiling, wall mounted light points and a central heating radiator. Timber doors open to the lounge and dining room. A timber door with a glazed obscured panel and a matching side panel also opens to the inner hallway.

### Lounge

21'6 x 11'11 (6.56m x 3.62m)

A good-sized lounge with a front facing UPVC double glazed bow window, coved ceiling, wall mounted light points, fitted furniture with shelving, central heating radiators and a TV/aerial point. The focal point of the room is the electric fireplace with a timber mantel and tiled surround. A timber door with glazed panels opens to the dining room. A glazed sliding door also opens to the garden room.

### Dining Room

17'0 x 9'10 (5.19m x 3.00m)

With a side facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator, TV/aerial point and a telephone point. A glazed sliding door opens to the garden room and an opening gives access to the kitchen.

### Garden Room

22'0 x 9'6 (6.70m x 2.90m)

A lovely retreat with rear facing UPVC timber effect double glazed windows, double glazed roof lantern, obscured double glazed windows, wall mounted light points, central heating radiator and tiled flooring. A timber door opens to the shower room and double UPVC timber effect doors with double glazed panels open to the rear of the property.

### Shower Room

With a rear facing UPVC timber effect double glazed obscured window, recessed lighting, extractor fan, central heating radiator, heated towel rail and tiled flooring. There is a suite in white comprising a low-level WC, a pedestal wash hand basin with a chrome mixer tap and a separate shower enclosure with a fitted electric shower and a glazed screen/door.





**Lounge**  
21'6 x 11'11 (6.56m x 3.62m)

A good-sized lounge with a front facing UPVC double glazed bow window, coved ceiling, wall mounted light points, fitted furniture with shelving, central heating radiators and a TV/aerial point. The focal point of the room is the electric fireplace with a timber mantel and tiled surround. A timber door with glazed panels opens to the dining room. A glazed sliding door also opens to the garden room.

A Bright Bow-Windowed  
Lounge with a Fireplace





**Dining Room**  
17'0 x 9'10 (5.19m x 3.00m)

With a side facing UPVC double glazed window, covered ceiling, pendant light point, central heating radiator, TV/aerial point and a telephone point. A glazed sliding door opens to the garden room and an opening gives access to the kitchen.





### Kitchen

10'10 x 9'2 (3.29m x 2.80m)

A well-appointed kitchen with a rear facing UPVC double glazed window, strip lighting, central heating radiator, TV/aerial and timber effect flooring. There is a range of fitted base, wall and drawer units, incorporating a worksurface, tiled splashbacks and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The integrated appliances include a Lamona four-ring induction hob with an extractor fan, an AEG oven and an AEG microwave. There is the provision for a dishwasher and an under-counter fridge. A UPVC door with double glazed obscured panels opens to the side porch.





**Garden Room**  
22'0 x 9'6 (6.70m x 2.90m)

A lovely retreat with rear facing UPVC timber effect double glazed windows, double glazed roof lantern, obscured double glazed windows, wall mounted light points, central heating radiator and tiled flooring. A timber door opens to the shower room and double UPVC timber effect doors with double glazed panels open to the rear of the property.





5 Abbey Crescent

## Located in a Highly Sought-After Area of Sheffield and Close to the Multiple Amenities of Beauchief and Millhouses



### Bedroom 3 10'6 x 7'11 (3.20m x 2.41m)

A large single bedroom with a side facing UPVC double glazed window, pendant light point and a central heating radiator. Timber doors open to a storage cupboard that has short hanging and shelving.



### Kitchen

10'10 x 9'2 (3.29m x 2.80m)

A well-appointed kitchen with a rear facing UPVC double glazed window, strip lighting, central heating radiator, TV/aerial point and timber effect flooring. There is a range of fitted base, wall and drawer units, incorporating a worksurface, tiled splashbacks and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The integrated appliances include a Lamona four-ring induction hob with an extractor fan, an AEG oven and an AEG microwave. There is the provision for a dishwasher and an under-counter fridge. A UPVC door with double glazed obscured panels opens to the side porch.

### Side Porch

Having a side facing UPVC double glazed window, flush light point, exposed brick walling and an inset mat-well. A timber door opens to the utility room. A UPVC door with a double glazed panel and a matching panel above opens to the left side of the property.

### Utility Room

With a side facing timber double glazed window, a flush light point, fitted shelving and the provision for a washing machine/tumble dryer.

From the entrance hall, a timber door with an obscured glazed panel and matching side panel opens to the:

### Inner Hallway

Having a pendant light point and built-in storage with shelving. Access can be gained to the loft. Timber doors open to bedroom 3, family bathroom, bedroom 2 and master bedroom.

### Bedroom 3

10'6 x 7'11 (3.20m x 2.41m)

A large single bedroom with a side facing UPVC double glazed window, pendant light point and a central heating radiator. Timber doors open to a storage cupboard that has short hanging and shelving.

### Family Bathroom

Being fully tiled and having a side facing UPVC double glazed obscured window, flush light point, extractor fan, central heating radiator and a heated towel rail. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a vanity mirror above that has shelving. To one corner, is a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.



### Bedroom 2

12'10 x 10'4 (3.90m x 3.16m)

A sizeable double bedroom with a front facing UPVC double glazed bow window, coved ceiling, pendant light point and a central heating radiator. A range of fitted furniture includes short hanging storage, long hanging, shelving and drawers.

### Master Bedroom

12'11 x 11'10 (3.93m x 3.60m)

A beautiful master bedroom with front and side facing UPVC double glazed bow windows, coved ceiling, flush light point and a central heating radiator. A range of fitted furniture includes short hanging, long hanging and shelving. A timber door opens to the master en-suite.

### Master En-Suite Shower Room

Being fully tiled with a side facing UPVC double glazed obscured window, recessed lighting and a heated towel rail. The suite comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. There is a separate shower enclosure with a fitted electric shower and a glazed screen/door.

### Exterior and Gardens

From Abbey Crescent, an opening gives access to a block paved driveway which provides parking for two vehicles and leads to the single garage. The front garden is mainly laid to lawn with mature plants and shrubs.

### Single Garage

16'8 x 9'4 (5.08m x 2.85m)

With an electric roller shutter door, a rear facing timber double glazed window, light, power and a water tap. Also housing the Worcester boiler. There is also an electric vehicle charging point. A timber door with a glazed panel opens to the rear of the property.

From the driveway, a path leads to a timber gate which opens to the left side of the home and continues to the rear of the property. Access can be gained to the side porch and shed.

To the rear of the property, there is exterior lighting and a water tap. Also, a raised composite decked terrace with the provision for seating, a stone patio and access can be gained to the garden room.

Beyond the patio is an extensive garden which is mainly laid to lawn and has mature plants, mature trees, a timber trellis, a cooking apple tree and a Braeburn apple tree. The garden is surrounded by wired fencing, mature hedging, timber fencing and stone walling.

### Family Bathroom

Being fully tiled and having a side facing UPVC double glazed obscured window, flush light point, extractor fan, central heating radiator and a heated towel rail. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a vanity mirror above that has shelving. To one corner, is a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.







**Master Bedroom**  
12'11 x 11'10 (3.93m x 3.60m)

A beautiful master bedroom with front and side facing UPVC double glazed bow windows, covered ceiling, flush light point and a central heating radiator. A range of fitted furniture includes short hanging, long hanging and shelving. A timber door opens to the master en-suite.

Master Bedroom with an  
En-Suite Shower Room





**Bedroom 2**  
12'10 x 10'4 (3.90m x 3.16m)

A sizeable double bedroom with a front facing UPVC double glazed bow window, coved ceiling, pendant light point and a central heating radiator. A range of fitted furniture includes short hanging storage, long hanging, shelving and drawers.





**Exterior and Gardens Continued**

From the driveway, a path leads to a timber gate which opens to the left side of the home and continues to the rear of the property. Access can be gained to the side porch and shed.

To the rear of the property, there is exterior lighting and a water tap. Also, a raised composite decked terrace with the provision for seating, a stone patio and access can be gained to the garden room.



**Exterior and Gardens Continued**

Beyond the patio is an extensive garden which is mainly laid to lawn and has mature plants, mature trees, a timber trellis, a cooking apple tree and a Braeburn apple tree. The garden is surrounded by wired fencing, mature hedging, timber fencing and stone walling.



**TOTAL APPROXIMATE FLOOR AREA  
1683 SQ.FT. (156.3 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

---

Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

---

**Tenure:** Freehold

**Council Tax Band:** F

**Services:** Mains gas, mains electricity, mains water, mains drainage. The broadband is fibre and the mobile signal quality is good. The property has solar panels, which generate an income of £2,500 per year.

**Rights of Access/Shared Access:** None.

**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.



5 Abbey Crescent  
Beauchief, Sheffield, South Yorkshire S7 2QX  
**Offers in the Region of £595,000**