



5 Burrowlee Park Square
Burrowlee Road, Hillsborough



Exterior and Gardens

From Burrowlee Road, electric wrought iron gates that are operated by an intercom system open to Burrowlee Park Square. To the front of Burrowlee House, which number 5 sits within, there is a neatly manicured lawn that is bordered by mature trees, shrubs and exterior lighting. The communal access road leads down the right side of the building, where the allocated and visitor parking is located. The parking spaces for 5 Burrowlee Park Square are positioned to either side of a raised stone planter with a mature tree and exterior lighting.

A stone flagged path leads from the access road to a further communal driveway, where a set of wrought iron electric gates with intercom operation open to Broughton Road. From the rear, stone steps with a metal hand rail and exterior lighting rise to give access to the private entrance door of number 5. A stone flagged path also wraps around to the left side of the property, where there are designated stores for each apartment. The path continues to the front elevation.

An Exquisite Three Bed Apartment
within a Beautiful Grade II Listed Building





Welcome to 5 Burrowlee Park Square

A hidden gem of Hillsborough, 5 Burrowlee Park Square is situated in an exclusive gated development that is home to the beautiful building of Burrowlee House. Dating back to 1711 and holding a Grade II listed status, this outstanding three bedroomed apartment is set over two floors and retains a wealth of charming character.



The English Georgian-style building was constructed by Thomas Steade who was part of a family of local landowners that also built Hillsborough Hall out of the same stone. The site of Burrowlee House and its grounds were redeveloped in 2007 by Blenheim Park Developments, creating six exceptional homes.

Number 5 has its own private entrance in the form of a heavy wooden door and offers generously proportioned accommodation throughout. This fabulous home features many period attributes, including part of the original staircase handrail, exposed timber beams and sash windows that are in keeping with the building’s origins.

The main living areas of the apartment benefit from an open plan layout, which seamlessly link the dining kitchen and lounge. Set beneath a towering vaulted ceiling that is adorned by beams, the dining kitchen is extremely well-appointed with a range of integrated AEG appliances and has ample space for dining. The lounge presents the perfect place to relax and offers a homely environment with dual aspect windows and an original Georgian fireplace that houses a coal effect gas stove.

Accessible from the lounge is the spacious master bedroom suite that has a fully tiled shower room with a Roca suite. Rising to the second floor, there are two further double bedrooms and a modern bathroom.

The communal gardens of Burrowlee Park Square comprise a neatly maintained lawn, mature shrubs, established trees and secure external stores for the apartments. Within the grounds, there is visitor and allocated parking, of which number 5 has two parking spaces. The development also has two sets of intercom operated electric gates, opening to Burrowlee Road and Broughton Road.



Uniquely Set over Two Floors, This Exceptional Apartment is Tucked Away and Provides Fabulous Exclusivity in a Gated Development

5 Burrowlee Park Square is conveniently located within walking distance of Hillsborough Park and the local amenities, such as a leisure centre, shops, supermarkets, restaurants and public houses. It is also within easy reach of the Hillsborough Park tram stop, providing routes into Sheffield city centre, South-East Sheffield, Meadowhall and Rotherham. A short drive away from the property is the majestic Peak District and M1 motorway network, allowing easy access to major cities.

The property briefly comprises of on the first floor: Entrance vestibule, boiler cupboard, landing, hallway, dining kitchen, under-stairs storage cupboard, lounge, master bedroom and master en-suite shower room.

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

First Floor

A heavy timber door with a glazed panel above opens to the:

Entrance Vestibule

Having recessed lighting, exposed timber beams, central heating radiator, deep skirtings and Karndean flooring. Double timber doors open to the boiler cupboard.

Boiler Cupboard

Housing the Vaillant boiler.

From the entrance vestibule, a staircase with the original hand rail and balustrading rises to the:

Landing

Having recessed lighting, a central heating radiator and deep skirtings. A hardwood door opens to the hallway.

Hallway

Having a pendant light point, an exposed timber beam, a central heating radiator, deep skirtings and Karndean flooring. Hardwood doors open to the dining kitchen and lounge.

Dining Kitchen

18’4 x 14’4 (5.60m x 4.37m)

A stunning dining kitchen, sitting beneath a high, vaulted ceiling that is adorned by exposed timber beams. Within the dining kitchen, there is a side facing hardwood double glazed sash window, rear facing hardwood double glazed windows, wall mounted light points, central heating radiator, TV/aerial point, telephone point, deep skirtings and Karndean flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, upstands, under-counter and over-cabinet lighting, plinth heaters, glazed splash backs and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The integrated appliances are by AEG and include a four-ring gas hob with a wok burner, extractor hood, two fan assisted ovens/grills, dishwasher and an American style fridge/freezer. A hardwood door opens to an under-stairs storage cupboard. A wide opening gives access to the lounge.

Under-Stairs Storage Cupboard

Providing useful storage with shelving and Karndean flooring.

Lounge

22’2 x 15’7 (6.75m x 4.75m)

A beautiful reception room that is generously proportioned and has a wonderful homely atmosphere. Having front and side facing hardwood double glazed sash windows, an exposed timber beam, recessed lighting, two central heating radiators, an aerial/satellite/radio/telephone point, telephone point and deep skirtings. There is also glazed shelving with recessed lighting above. The focal point of the room is the Franco Belge coal effect gas stove, which is set beneath a Georgian mantel and has a granite hearth. A hardwood door opens to the master bedroom.

Master Bedroom

14’0 x 13’9 (4.27m x 4.20m)

A spacious double bedroom with front facing hardwood double glazed sash windows, exposed timber beams, recessed lighting, central heating radiators, TV/aerial point, telephone point and deep skirtings. There is a range of fitted furniture, incorporating short/long hanging and shelving. There is also glazed shelving with a recessed light point above. A hardwood door opens to the master en-suite shower room.

Master En-Suite Shower Room

Being fully tiled and having a front facing hardwood double glazed window, recessed lighting, extractor fan and a fitted vanity mirror. There is also glazed shelving with recessed lighting above, chrome heated towel rail and a shaver point. The white suite is by Roca, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

From the hallway, a staircase with tall glazing overlooking the dining kitchen, a metal hand rail and feature stair lighting rises to the:

Second Floor

Landing

Having exposed timber beams, recessed lighting, feature wall lighting, central heating radiator and deep skirtings. Hardwood doors open to bedroom 2, the bathroom and bedroom 3.



Entrance Vestibule

Having recessed lighting, exposed timber beams, central heating radiator, deep skirtings and Karndean flooring. Double timber doors open to the boiler cupboard.

Boiler Cupboard

Housing the Vaillant boiler.

Providing a Warm
Welcome to the Home





A Stunning Dining Kitchen
Beneath a Vaulted Ceiling



Dining Kitchen

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Well-Appointed with
Integrated AEG Appliances





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A Spacious Reception Room
Featuring a Georgian Fireplace





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A Wonderful Master Bedroom Suite
that is Adorned by Natural Light





5 Burrowlee Park Square

Situated in a Convenient Location that is within Walking Distance to the Amenities of Hillsborough, Including Excellent Transport Links

Bedroom 2

20'10 x 15'3 (6.36m x 4.66m)

A large double bedroom with a vaulted ceiling, exposed timber beams and a Velux roof window. Also having recessed lighting, track lighting, central heating radiators, TV/aerial point, telephone points and deep skirtings.

Bathroom

A contemporary bathroom that is fully tiled. Having exposed timber beams, recessed lighting, extractor fan, fitted vanity mirror, chrome heated towel rail and a shaver point. There is a Roca suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there is an inset bath within a tiled surround, which has a chrome mixer tap. Also having a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 3

15'7 x 8'7 (4.76m x 2.62m)

Having a side facing hardwood double glazed window, exposed timber

beams, recessed lighting and track lighting. Also having a central heating radiator, TV/aerial point, telephone point and deep skirtings.

Exterior and Gardens

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Bedroom 3

15'7 x 8'7 (4.76m x 2.62m)

Having a side facing hardwood double glazed window, exposed timber beams, recessed lighting and track lighting. Also having a central heating radiator, TV/aerial point, telephone point and deep skirtings.



Bedroom 2

20'10 x 15'3 (6.36m x 4.66m)

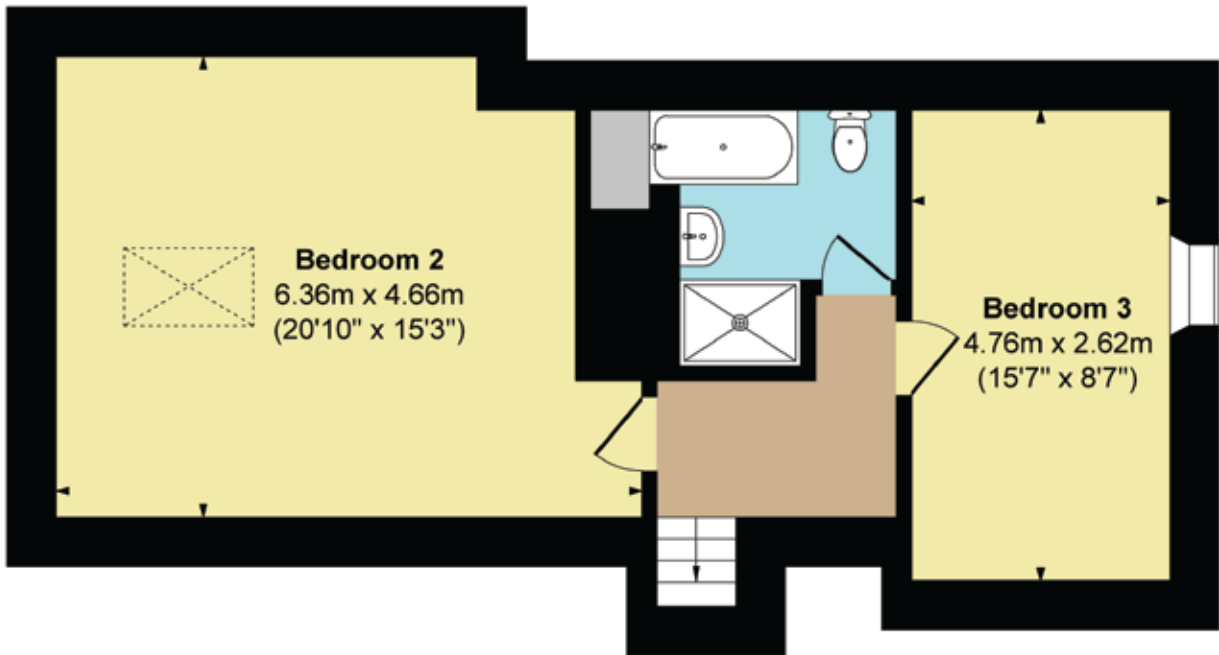
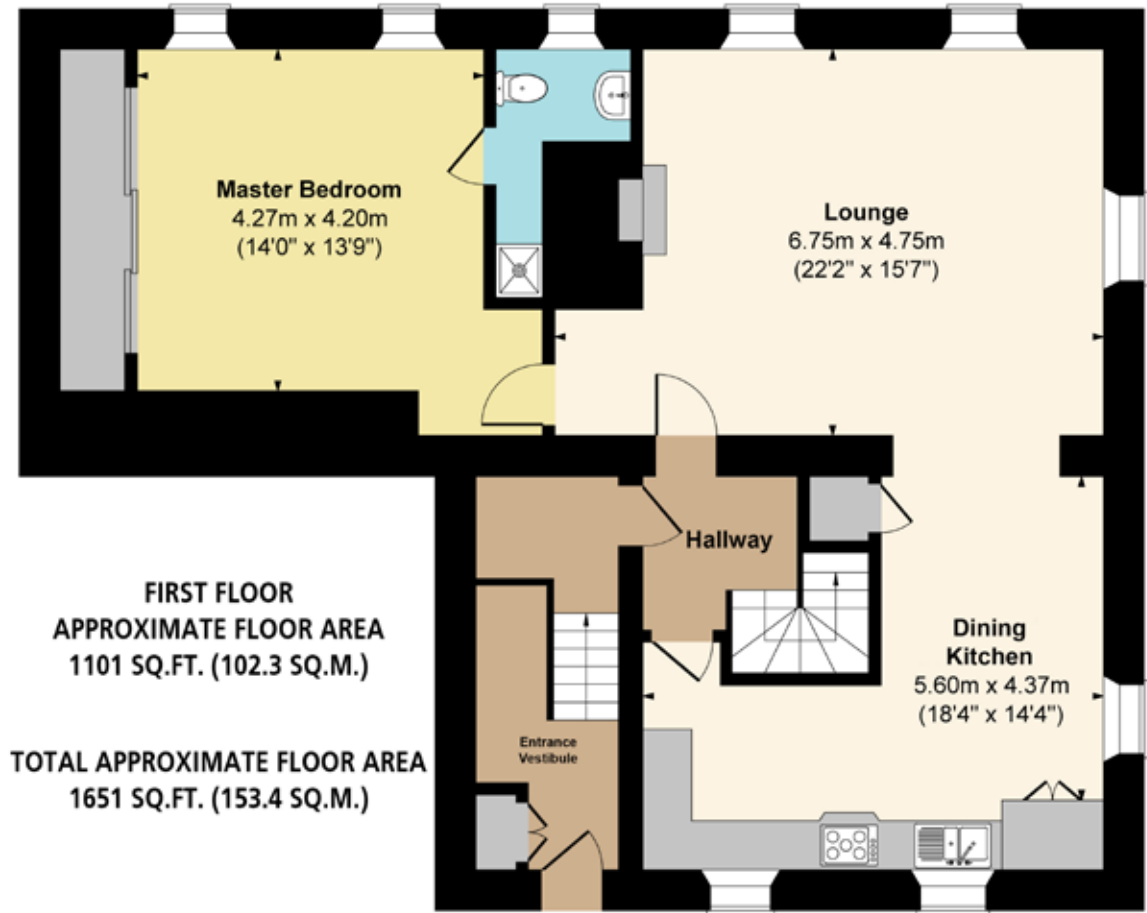
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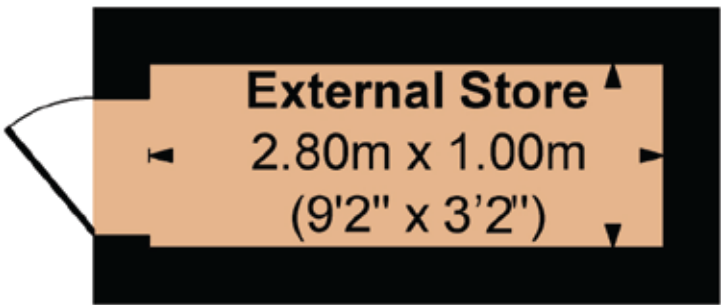
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SECOND FLOOR
APPROXIMATE FLOOR AREA
550 SQ.FT. (51.1 SQ.M.)



OUTBUILDING
APPROXIMATE FLOOR AREA
30 SQ.FT. (2.8 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 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

Tenure: Leasehold

Tenure Details: The lease term is 150 years from 2007, therefore there are 133 years remaining. The ground rent is £200 per annum and the service charge is £137.33 per month. The service charge is due to increase by 5% in April 2025.

Council Tax Band: D

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

Rights of Access/Shared Access: The communal areas of the development are shared with the other residents, including the grounds, parking and access road.

Covenants/Easements or Wayleaves and Flood Risk: The Lease for the property contains full details of the covenants to which it is subject but these include restrictions on keeping pets, outside drying of washing and certain types of sub-letting. The flood risk is very low.

Tree Preservation Orders: There are multiple trees in the grounds that have tree preservation orders.

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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Burrowlee Road, Hillsborough,

Sheffield, South Yorkshire S6 2DA

Offers in the Region of £325,000