



11 Summerhouse Drive
Norton, Sheffield

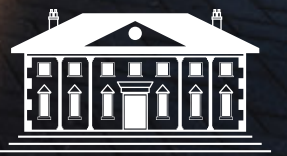


Exterior and Gardens

To the front of the property, there is a block paved and tarmac driveway providing parking for three vehicles. The driveway has exterior lighting and planted gravelled borders. Access can be gained to the main entrance door and integral single garage.

A path with exterior lighting and an external power point leads to a timber pedestrian gate, which opens to the rear.

A Wonderful Four Bedroomed
Detached Family Residence





Entrance Hall

Offering a warm welcome with pendant light points, a central heating radiator with a decorative cover and Karndean flooring. Timber doors open to the lounge, utility room, WC and dining kitchen.



11 Summerhouse Drive

Welcome to 11 Summerhouse Drive

Sitting within a quiet cul-de-sac on a sizeable plot, welcome to 11 Summerhouse Drive, a fantastic four bedroomed detached residence constructed in 2016 to a superb standard. Offering bright and airy living spaces throughout, this property is ideal for a growing family looking for a modern home that is close to local amenities.

The two main reception rooms are located on the ground floor, including a lounge featuring a square bay window and a playroom which offers additional space that can be adapted to suit the needs of the new owner. The fabulous dining kitchen is well-appointed with a range of integrated appliances and provides ample space for dining and has a fitted breakfast bar. Completing the ground floor is a WC, utility room and integral single garage.

On the first floor is a generously sized master bedroom suite, a family bathroom and three further double bedrooms, two of which share a jack-and-jill en-suite. Externally, the property has off-road parking for three vehicles and an integral single garage. To the rear of the home, there is a low maintenance rear garden, which has been landscaped by the current owners to contain an astroturf lawn and a large porcelain flagged seating terrace that has an oak pergola to one corner.

11 Summerhouse Drive is located in Norton and has excellent access to local amenities, including shops, restaurants, public houses and supermarkets. St James Retail Park, Lees Hall Golf Club and Graves Park are a short distance away. Further amenities can be found in Woodseats and Millhouses and there is a good range of local secondary and primary schooling.

The property briefly comprises of on the ground floor:

Entrance hall, lounge, utility room, integral single garage, WC, dining kitchen and playroom.

glazed square bay window, pendant light points, central heating radiator, TV/aerial points, data points and a telephone point. Double timber doors open to the dining kitchen.

On the first floor: Landing, master bedroom, master en-suite, bedroom 4, family bathroom, bedroom 3, storage cupboard, bedroom 2 and jack-and-jill en-suite.

Ground Floor

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

Entrance Hall

Offering a warm welcome with pendant light points, a central heating radiator with a decorative cover and Karndean flooring. Timber doors open to the lounge, utility room, WC and dining kitchen.

Lounge

18'6 x 10'6 (5.65m x 3.20m)

A good-sized reception room with a front facing UPVC double

Utility Room

With recessed lighting and an extractor fan. There is a range of fitted base units with a work surface, upstands and space/provision for an automatic washing machine and a tumble dryer. A timber door opens to the integral single garage.

Integral Single Garage

14'7 x 9'7 (4.45m x 2.92m)

Having a Hörmann up-and-over door, light and power.

WC

Having a flush light point, extractor fan, central heating radiator and Karndean flooring. There is an Ideal Standard suite in white with a low-level WC and a pedestal wash hand basin with a Grohe chrome mixer tap and a tiled splash back.



Lounge
18'6 x 10'6 (5.65m x 3.20m)

A good-sized reception room with a front facing UPVC double glazed square bay window, pendant light points, central heating radiator, TV/aerial points, data points and a telephone point. Double timber doors open to the dining kitchen.

A Delightful Bay
Windowed Lounge





Dining Kitchen 28'3 x 9'10 (8.60m x 3.00m)

A well-appointed dining kitchen with rear facing UPVC double glazed windows, flush light point, recessed lighting, central heating radiators, TV/aerial point and Karndean flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, upstands, under counter lighting and an inset 1.5 bowl Blanco stainless steel sink with a Blagco chrome mixer tap. The work surface extends to provide breakfast seating for two chairs. Appliances include a Zanussi four-ring gas hob with a Wok burner, extractor hood, two Zanussi fan-assisted ovens, Zanussi fridge, Zanussi freezer, Electrolux dishwasher and an Electrolux washing machine. Double UPVC doors with double glazed panels open to the playroom.



A Well Equipped
Dining Kitchen...





11 Summerhouse Drive

Close to the Amenities of Norton and Primary and Secondary Schools

Dining Kitchen

28'3 x 9'10 (8.60m x 3.00m)

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Playroom

12'10 x 8'8 (3.90m x 2.65m)

A bright playroom that could be utilised in various ways. Having a roof window, side facing UPVC double glazed windows, rear facing UPVC double glazed panels, pendant light point, central heating radiator and engineered timber flooring. Double UPVC doors with double glazed panels open to the rear garden.

From the entrance hall, a staircase with an oak handrail, timber balustrading and an under-stairs storage cupboard rises to the:

First Floor

Landing

With a pendant light point and a central heating radiator with a decorative cover. Access can be gained to loft storage, which is fully boarded and has light and power. Timber doors open to the master bedroom, bedroom 4, family bathroom, bedroom 3, storage cupboard and bedroom 2.

Master Bedroom

14'5 x 10'10 (4.40m x 3.30m)

A sizeable master bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator with a decorative cover and a TV/aerial point. There is a range of fitted furniture, incorporating short hanging and shelving. A timber door opens to the master en-suite.

Master En-Suite

Having a side facing UPVC double glazed window, recessed lighting, extractor fan, partially tiled walls, central heating radiator and a shaver point. There is an Ideal Standard suite in white with a low-level WC and a pedestal wash hand basin with a Grohe chrome mixer tap. To one wall, there is a fully tiled shower enclosure with a Grohe shower and a glazed screen/door.

Bedroom 4

10'10 x 9'1 (3.30m x 2.78m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Family Bathroom

A modern bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls and a central heating radiator. There is an Ideal Standard suite in white, which comprises a low-level WC and a wash hand basin with a Grohe chrome mixer tap and storage beneath. To one wall, there is a panelled bath with a chrome mixer tap and a hand shower facility.

Bedroom 3

11'8 x 10'2 (3.55m x 3.01m)

Another double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator with a decorative cover and a data point. A timber door opens to the jack-and-jill en-suite.

Storage Cupboard

With a fitted shelf and housing the Megaflor hot water cylinder.

Bedroom 2

14'11 x 12'3 (4.54m x 3.74m)

A further double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging and shelving. Timber doors open to the storage cupboard and the jack-and-jill en-suite.

Jack-and-Jill En-Suite

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, one partially tiled wall and a central heating radiator. There is an Ideal Standard suite in white, which comprises a low-level WC and a pedestal wash hand basin with a Grohe mixer tap. To one wall, there is a fully tiled shower enclosure with a fitted Grohe shower and a glazed screen/door. Timber doors open to bedroom 2 and bedroom 3.

Exterior and Gardens

To the front of the property, there is a block paved and tarmac driveway providing parking for three vehicles. The driveway has exterior lighting and planted gravelled borders. Access can be gained to the main entrance door and integral single garage.

A path with exterior lighting and an external power point leads to a timber pedestrian gate, which opens to the rear.

To the rear of the property, there is a porcelain flagged seating terrace with exterior lighting, a water tap and an oak pergola. Access can be gained to the playroom. There is also an artificial lawn with raised planters containing mature shrubs. The garden is fully enclosed by timber fencing.



Master Bedroom

14'5 x 10'10 (4.40m x 3.30m)

A sizeable master bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator with a decorative cover and a TV/aerial point. There is a range of fitted furniture, incorporating short hanging and shelving. A timber door opens to the master en-suite.

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A Spacious Master
Bedroom Suite





Bedroom 4
10'10 x 9'1 (3.30m x 2.78m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.





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Jack and Jill En-Suite

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, one partially tiled wall and a central heating radiator. There is an Ideal Standard suite in white, which comprises a low-level WC and a pedestal wash hand basin with a Grohe mixer tap. To one wall, there is a fully tiled shower enclosure with a fitted Grohe shower and a glazed screen/door. Timber doors open to bedroom 2 and bedroom 3.



Bedroom 3
11'8 x 10'2 (3.55m x 3.01m)

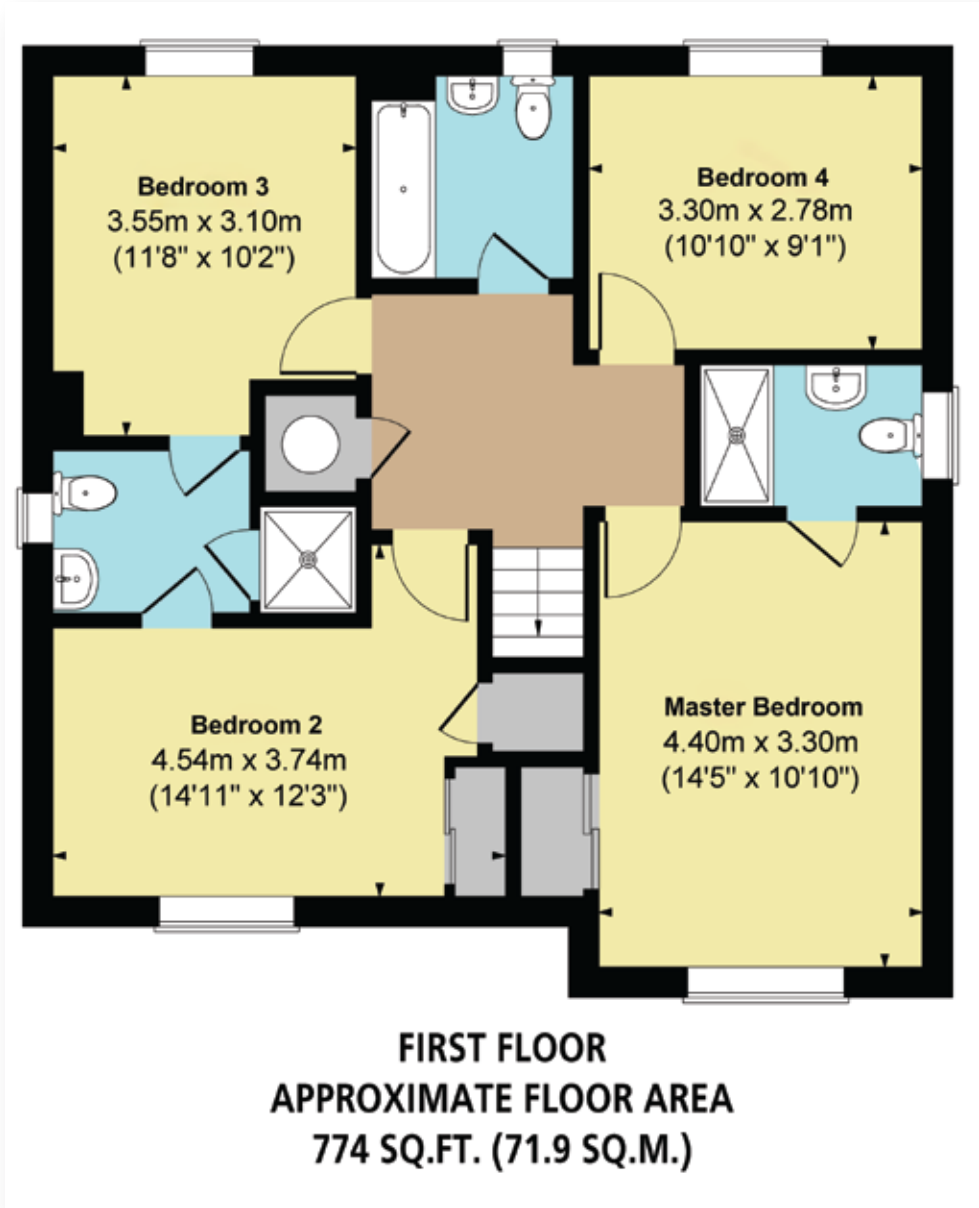
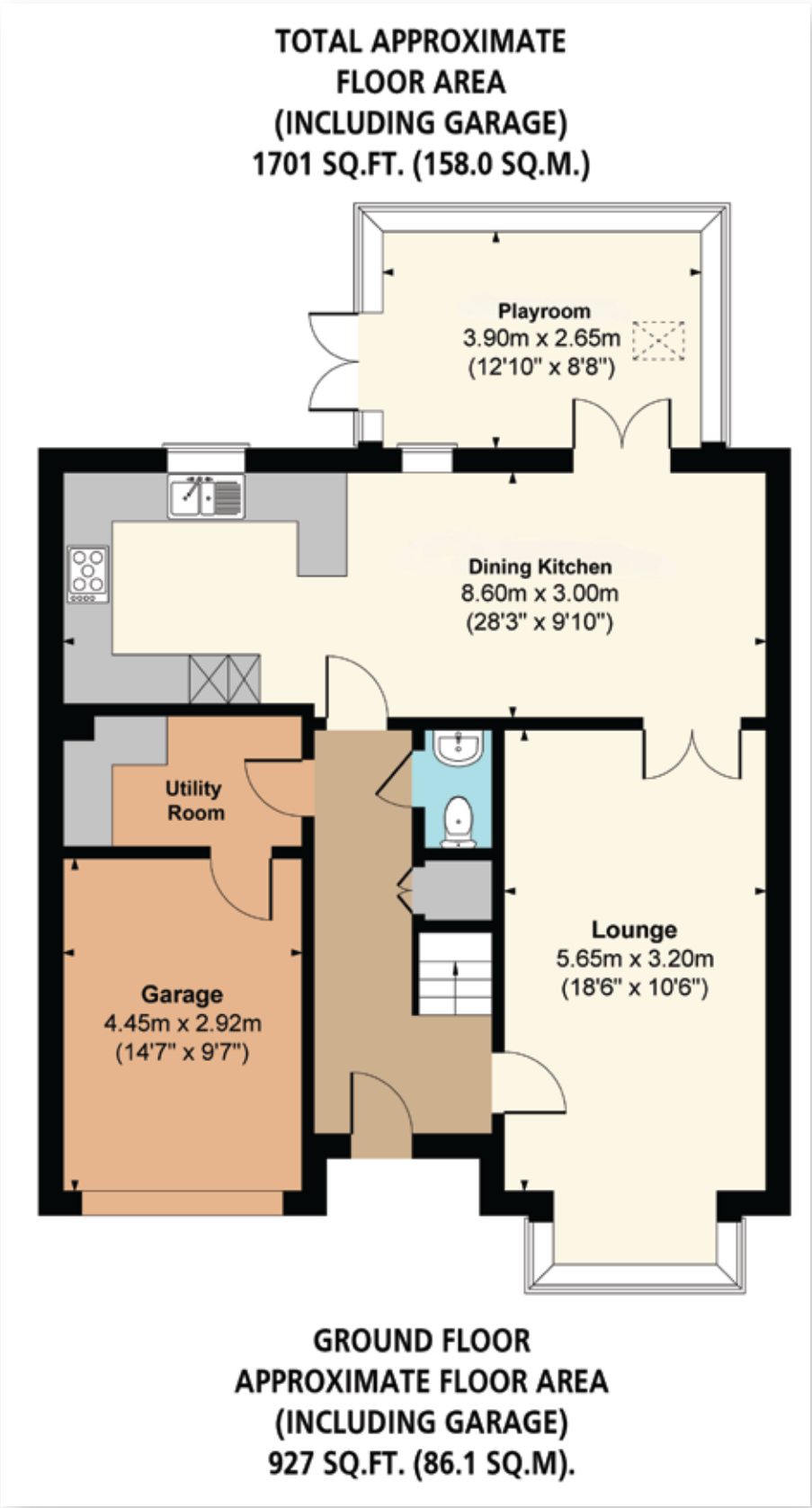
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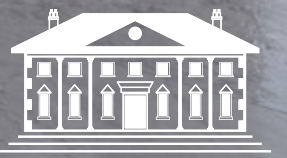
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

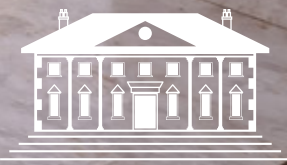


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A Low Maintenance Rear Garden
With a Porcelain Seating Terrace









Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

Lease Details: The lease runs for 999 years from 1st January 2015. The ground rent is £150 per annum. There is a service/maintenance charge for green open spaces of around £200 per annum.

Council Tax Band: E

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

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None 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.



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Norton, Sheffield,

South Yorkshire S8 8AD

Offers in the Region of £535,000