



5 Park View Mews

Norton, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Hemsworth Road, electric wrought iron gates, locally and remotely operated, open to the Park View Mews development. A block paved, shared access road leads to number 5.

To the front of the property, there is a stone flagged path that has exterior lighting and leads to the main entrance door. The path leads around both sides of the entrance porch. To one side of the porch is a low maintenance area containing two fruit trees and plants. To the other side, there is a seating and lawned area with exterior lighting and two more small fruit trees.

To the right side of the property, there is a block paved driveway providing parking for two vehicles and access to the single garage. A timber pedestrian gate also opens to the rear garden.

Garage
17'9 x 10'2 (5.40m x 3.10m)

Having an electric up-and-over door, light, power and a composite side door with double glazed panels opening to the garden. The garage interior includes a workbench and storage at the rear, and extensive storage in the boarded roof space.

A Contemporary Four Bedroomed
Detached Family Residence



Entrance Hall

Having recessed lighting, a telephone point, Amtico flooring and under floor heating. Oak doors open to the dining kitchen, lounge and WC.



5 Park View Mews

Welcome to 5 Park View Mews

Thoughtfully designed and constructed in 2019 to a superb standard, this four double-bedroomed detached residence offers contemporary accommodation which is filled with natural light. 5 Park View Mews is situated in an exquisite gated development in the sought-after area of Norton adjacent to Graves Park.

Welcoming you into the home is the fabulous entrance hall with a focal point glazed, oak staircase. The heart of the home is the outstanding dining kitchen. Showcasing a wonderfully equipped Italian kitchen with a central island and integrated Neff main appliances, the dining kitchen presents the perfect place for relaxing or entertaining. Adjacent to and connected by double oak doors with glazed panels, is the garden room, a bright space with a lantern roof that provides a seamless transition to the garden through two sets of bi-folding doors. The ground floor also has the benefit of under floor heating throughout and a spacious lounge, which has feature floor-to-ceiling glazing. Rising to the first floor, a galleried landing allows access to the four bedrooms, including a generously sized master bedroom suite and a modern family bathroom.

Externally, 5 Park View Mews has the advantage of off-road parking for two vehicles, a single garage and a lovely rear garden, which has been landscaped to incorporate a variety of plants.

The development is positioned opposite Graves Park, allowing ease of access for games, walking or cycling through the green surroundings. The property is also well placed a short drive to St James Retail Park, providing amenities such as high street brands and supermarkets. Further local shops and conveniences can be found on Derbyshire Lane, and at Woodseats and Meersbrook. A short journey by car or public transport takes you to the beautifully scenic Peak District National Park, with all it has to offer.

The property briefly comprises of on the ground floor:

Entrance vestibule, entrance hall, dining kitchen, utility room, garden room, lounge and WC.

On the first floor: Galleried landing, master bedroom, master en-suite, bedroom 4, airing cupboard, bedroom 3, family bathroom and bedroom 2.

Ground Floor

A composite entrance door with a double glazed obscured panel and matching side panels opens to the:

Entrance Vestibule

Having recessed lighting, Amtico flooring and under floor heating. A wide opening gives access to the entrance hall.

Entrance Hall

Having recessed lighting, a telephone point, Amtico flooring and under floor heating. Oak doors open to the dining kitchen, lounge and WC.

Dining Kitchen

23'7 x 14'2 (7.20m x 4.33m)

The wonderful dining kitchen is adorned by natural light and connects to the garden room and utility room. Having front facing UPVC double glazed windows, recessed lighting, TV/aerial/data

point and Amtico wood-effect flooring with under floor heating.

There is a range of Complex Italian base/wall and drawer units, incorporating matching silestone work surfaces, upstands, under-counter lighting and an inset 1.5 bowl Rangemaster stainless steel sink with a Quooker boiling water tap.

Also having a central island providing additional storage, retractable electric socket tower and matching silestone work surface that extends to accommodate three chairs. The integrated appliances are by Neff and include a four-ring induction hob with an extractor hood above, fan assisted oven, microwave oven, warming drawer and a dishwasher. Also included is an integrated full-height Electrolux fridge/freezer. An oak door opens to the utility room. Double oak doors with glazed panels also open to the garden room.

Utility Room

Having a rear facing UPVC double glazed window, recessed lighting, extractor fan and Amtico flooring with under floor heating. There is a range of fitted base and wall units, incorporating matching work surfaces and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is also space/provision for under-counter appliances such as an automatic washing machine, tumble dryer and a fridge/freezer. One of the cupboards houses the under floor heating valves.

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A Stunning Italian Kitchen
with High-Quality Appliances





Providing an Open Plan Space
to Enjoy with Family & Friends...





Garden Room
14'2 x 11'6 (4.32m x 3.50m)

A fabulous, airy reception room with a UPVC double glazed roof lantern, recessed lighting, TV/aerial/data point and Amtico wood-effect flooring with under floor heating. Two sets of aluminium bi-folding doors with double glazed panels open to the rear garden.

A Wonderful Garden Room,
Filled with Natural Light





Lounge

18'8 x 12'8 (5.68m x 3.85m)

A spacious carpeted lounge with front facing UPVC double glazed windows, rear facing floor-to-ceiling aluminium double glazed windows and recessed lighting. Also having an infrared heater, TV/aerial/data points, telephone point and under floor heating.





5 Park View Mews

Constructed in 2019 to a Superb Standard and Set within an Exclusive Gated Development

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18'8 x 12'8 (5.68m x 3.85m)

A spacious carpeted lounge with front facing UPVC double glazed windows, rear facing floor-to-ceiling aluminium double glazed windows and recessed lighting. Also having an infrared heater, TV/aerial/data points, telephone point and under floor heating.

WC

Having recessed lighting, extractor fan and under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with an Instinct chrome mixer tap, a tiled splash back and storage beneath.

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

First Floor

Galleried Landing

Having both a pendant light point and recessed lighting, and a central heating radiator. Oak doors open to the master bedroom, bedroom 4, bedroom 3, family bathroom and bedroom 2. Access is also gained to the loft space (and gas boiler) from the landing.

Master Bedroom

14'0 x 13'7 (4.27m x 4.14m)

A generously sized master bedroom with rear facing UPVC double glazed windows, recessed lighting, central heating radiators and a TV/aerial/data point. An oak door opens to the master en-suite.

Master En-Suite

Having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with an Instinct chrome mixer tap, a tiled splash back and storage beneath. To one wall, there is a walk-in shower enclosure with tiled walls, a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 4

12'8 x 9'1 (3.87m x 2.76m)

Having rear facing floor-to-ceiling aluminium double glazed windows, recessed lighting, central heating radiator, TV/aerial and two data points. An oak door opens to the airing cupboard.

Airing Cupboard

Having a recessed light point and housing the Worcester hot water cylinder and central heating control.

Bedroom 3

12'8 x 9'2 (3.87m x 2.80m)

A good-sized double bedroom with front facing UPVC double glazed windows, recessed lighting, central heating radiator and a TV/aerial/data point.

Family Bathroom

A modern family bathroom with a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of a low-level WC and a large wash hand basin with an Instinct chrome mixer tap, a tiled splash back and storage beneath. Also having a panelled bath with an Instinct chrome mixer tap, a hand shower facility and a tiled splash back. To one corner, there is a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2

14'0 x 9'10 (4.27m x 3.00m)

Another large double bedroom with front facing UPVC double glazed windows, recessed lighting, central heating radiator and a TV/aerial/data point.

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17'9 x 10'2 (5.40m x 3.10m)

Having an electric up-and-over door, light, power and a composite side door with double glazed panels opening to the garden. The garage interior includes a workbench and storage at the rear, and extensive storage in the boarded roof space.

To the rear of the property, there is an attractive garden that is laid to lawn with mature planted borders, incorporating trees, shrubs and plants. A stone flagged path leads along the rear elevation with exterior lighting, an external power point and a water tap. There is a stone flagged patio area adjacent to the garage. Access can be gained to the garden room and garage. The garden is fully enclosed with timber fencing.



Master Bedroom

14'0 x 13'7 (4.27m x 4.14m)

A generously sized master bedroom with rear facing UPVC double glazed windows, recessed lighting, central heating radiators and a TV/aerial/data point. An oak door opens to the master en-suite.





Master En-Suite

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Bedroom 3

12'8 x 9'2 (3.87m x 2.80m)

A good-sized double bedroom with front facing UPVC double glazed windows, recessed lighting, central heating radiator and a TV/aerial/data point.



Bedroom 2

14'0 x 9'10 (4.27m x 3.00m)

Another large double bedroom with front facing UPVC double glazed windows, recessed lighting, central heating radiator and a TV/aerial/data point.



Galleried Landing

Having both a pendant light point and recessed lighting, and a central heating radiator. Oak doors open to the master bedroom, bedroom 4, bedroom 3, family bathroom and bedroom 2. Access is also gained to the loft space (and gas boiler) from the landing.



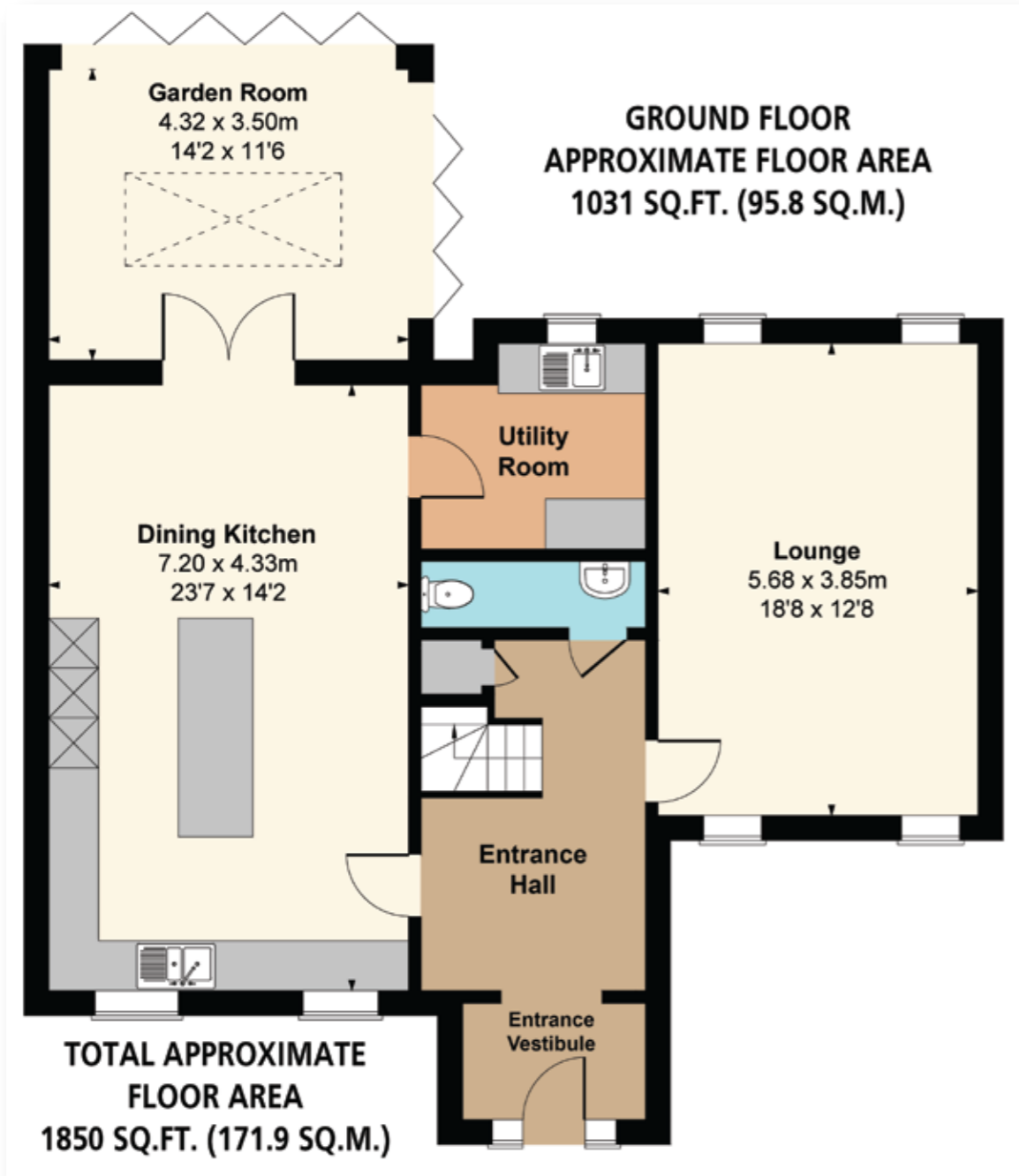


Family Bathroom

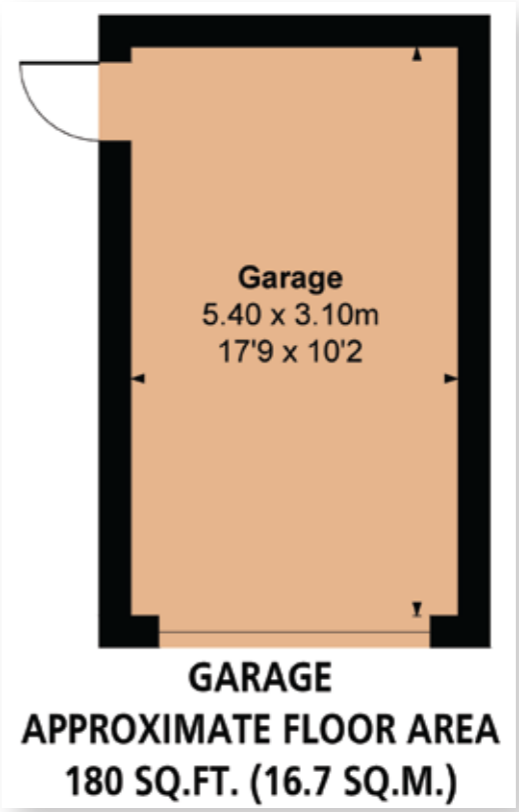
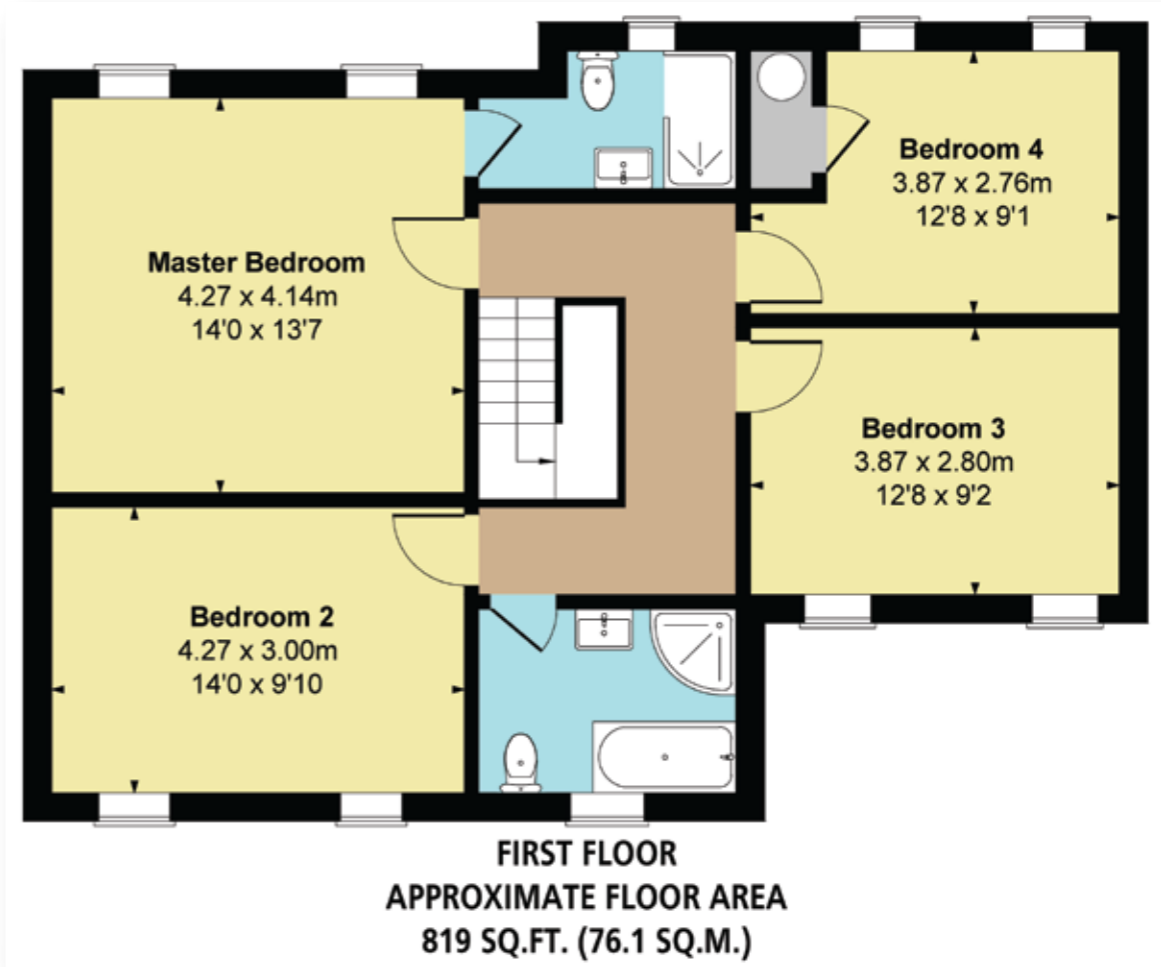
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A Well-Appointed, Modern
Family Bathroom...





Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Exterior and Gardens Continued

To the rear of the property, there is an attractive garden that is laid to lawn with mature planted borders, incorporating trees, shrubs and plants. A stone flagged path leads along the rear elevation with exterior lighting, an external power point and a water tap. There is a stone flagged patio area adjacent to the garage. Access can be gained to the garden room and garage. The garden is fully enclosed with timber fencing.

Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

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: The access road is shared between the properties within the development. There are no rights of access across the property's land.

Covenants/Easements/Wayleaves and Flood Risk: None and the flood risk is very 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 8AF

Offers in the Region of £650,000