



259 Carter Knowle Road
Sheffield, South Yorkshire





Exterior and Gardens

To the front of the property, is exterior lighting and an electric charging point. There is off-road parking for two vehicles. An up-and-over door opens to the garage and a timber pedestrian gate opens to the right side of the home.

To the right side of the home is a stone flagged path, exterior lighting and access can be gained to the dining kitchen. A door with glazed panels opens to the garage/utility room.





259 Carter Knowle Road

Welcome to 259 Carter Knowle Road

Welcome to this outstanding three bedroomed, detached property in the heart of a sought-after area. 259 Carter Knowle Road is ideal for a family and offers great potential for extending the living spaces through accepted planning permissions.

Across the ground floor is a beautiful bow-windowed lounge and a well-equipped dining kitchen that is perfect for entertaining guests. The kitchen flows seamlessly through double doors onto a timber seating terrace, which has pleasant views of the rear garden. The first floor has two double bedrooms, an additional bedroom and a modern family bathroom.

Accessed externally is a lower-ground floor level, which has two offices and a cellar. Potential internal access to the lower ground floor is possible with planning permission. To the front of the home, there is off-road parking for two vehicles, a garage (which is currently used as a utility room and for storage) and to the rear, there is an extensive garden.

259 Carter Knowle Road is positioned within a sought-after location and has convenient access to the amenities of Ecclesall and Millhouses, including shops, restaurants, supermarkets and cafes. There is highly regarded schooling in the area and a range of pleasant outdoor spaces, such as Millhouses Park, Endcliffe Park and Ecclesall Woods. Also close by, are a selection of golf courses including Abbeydale Golf Club and Beauchief Golf Club.

The property briefly comprises on the ground floor: Entrance hall, lounge, dining kitchen and pantry.

On the lower ground floor: Office 1, office 2, cellar and cellar 2.

On the first floor: Landing, family bathroom, bedroom 2, bedroom 1 and bedroom 3.

Ground Floor

A timber double door with double glazed obscured panels and a matching panel above opens to the:

Entrance Hall

With a pendant light point, central heating radiator with a decorative surround and timber flooring. Fitted furniture includes shelving and cloaks hanging. Timber doors open to the lounge and dining kitchen.

Lounge

13'6 x 12'6 (4.11m x 3.80m)

A cosy lounge having a front facing UPVC double glazed bow window, pendant light point, a central heating radiator with a decorative surround and a TV/aerial point. Fitted furniture includes shelving.

Dining Kitchen

20'9 x 12'11 (6.33m x 3.93m)

A well-appointed dining kitchen with a rear facing UPVC double glazed bay window, recessed lighting, pendant light point, central heating radiator with a decorative cover and timber flooring. There are a range of fitted base/wall and drawer units incorporating a Quartz work surface, tiled splashback and an inset 1.5 bowl sink with a chrome Quooker tap. Appliances include a Bosch four ring gas hob, extractor hood, Bosch oven/grill, Neff dishwasher and a full-height fridge/freezer. A timber door opens to the pantry. UPVC double doors with double glazed panels open to the seating terrace and a timber door opens to the side of the property.

Pantry

Having a side facing UPVC double glazed obscured window, motion sensor recessed lighting, timber flooring and shelving.

From the entrance hall, a staircase with a timber handrail rises to the:

First Floor

Landing

With a side facing UPVC double glazed obscured window and a pendant light point. Timber doors open to the family bathroom, bedroom 2, bedroom 1 and bedroom 3. Access can be gained to the loft.

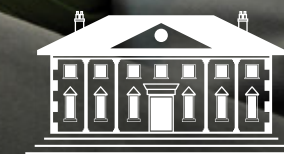




Lounge
13'6 x 12'6 (4.11m x 3.80m)

A cosy lounge having a front facing UPVC double glazed bow window, pendant light point, a central heating radiator with a decorative surround and a TV/aerial point. Fitted furniture includes shelving.

Spacious Light Filled
Reception Room





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Landing
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Within the Catchment for Highly Regarded Local Primary and Secondary Schooling

Family Bathroom

A modern family bathroom having a rear facing UPVC double glazed window, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage above. There is a panelled bath with a chrome mixer tap and an additional hand shower facility. To one corner, is a separate shower enclosure with a fitted rainhead shower, additional hand shower facility and a glazed screen/door.

Bedroom 2

12'10 x 11'5 (3.92m x 3.47m)

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

Bedroom 1

14'1 x 12'5 (4.29m x 3.78m)

A sizeable double bedroom having a front facing UPVC double glazed bow window, pendant light point and a central heating radiator with a decorative cover.

Bedroom 3

8'0 x 8'0 (2.45m x 2.43m)

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving.

Exterior and Gardens

To the front of the property, is exterior lighting and an electric charging point. There is off-road parking for two vehicles. An up-and-over door opens to the garage and a timber pedestrian gate opens to the right side of the home.

To the right side of the home is a stone flagged path, exterior lighting and access can be gained to the dining kitchen. A door with glazed panels opens to the garage/utility room.

Garage/Utility Room

24'10 x 8'5 (7.57m x 2.56m)

With a rear facing UPVC double glazed window, lighting and power. There are base and wall units incorporating a work surface, a tiled splashback and an inset bowl stainless steel sink with a chrome mixer tap. There is the provision for a washing machine, tumble dryer, wine cooler and a full-height fridge/freezer.

The path continues to stone steps which descend to the rear of the property. Immediately to the rear, there is a stone-flagged patio with exterior lighting, an external power point and a water tap. A UPVC door with a double glazed panel opens to the:

Lower Ground Floor

Office 1

12'1 x 10'7 (3.68m x 3.23m)

Having recessed lighting, central heating radiators and tiled flooring. A timber door with an obscured glazed panel and a glazed side panel opens to office 2 and a timber door opens to the cellar.

Office 2

9'3 x 8'11 (2.83m x 2.73m)

With a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. Fitted furniture includes shelving and a cupboard that houses the Ideal boiler.

Cellar 1

12'4 x 11'8 (3.75m x 3.55m)

With light and power. An opening gives access to cellar 2. The cellar has restricted height.

Cellar 2

12'8 x 7'10 (2.86m x 2.38m)

Having light and power. The cellar has restricted height.

Exterior and Gardens Continued

Immediately to the left of the patio, steps rise to a timber seating terrace where access can be gained to the dining kitchen.

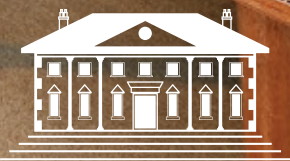
Beyond the patio, is a garden mainly laid to lawn with raised planters and mature trees. There is a play area with a lawn, bark chippings and a stone-flagged patio with a mature tree.

The garden is enclosed by hedging and timber fencing.



Bedroom 1
14'1" x 12'5" (4.29m x 3.78m)

A sizeable double bedroom having a front facing UPVC double glazed bow window, pendant light point and a central heating radiator with a decorative cover.





Family Bathroom

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Bedroom 2

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



Bedroom 3

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving.





Office 1
12'1 x 10'7 (3.68m x 3.23m)

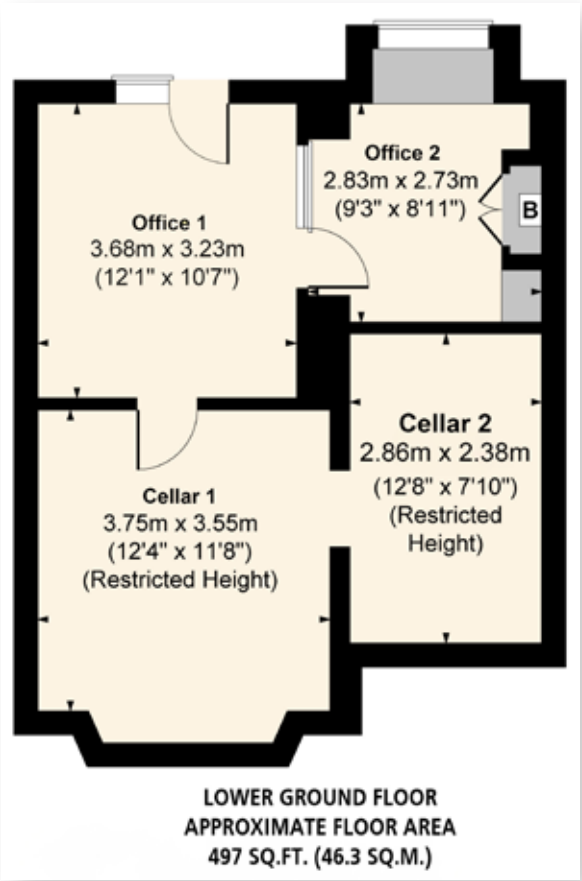
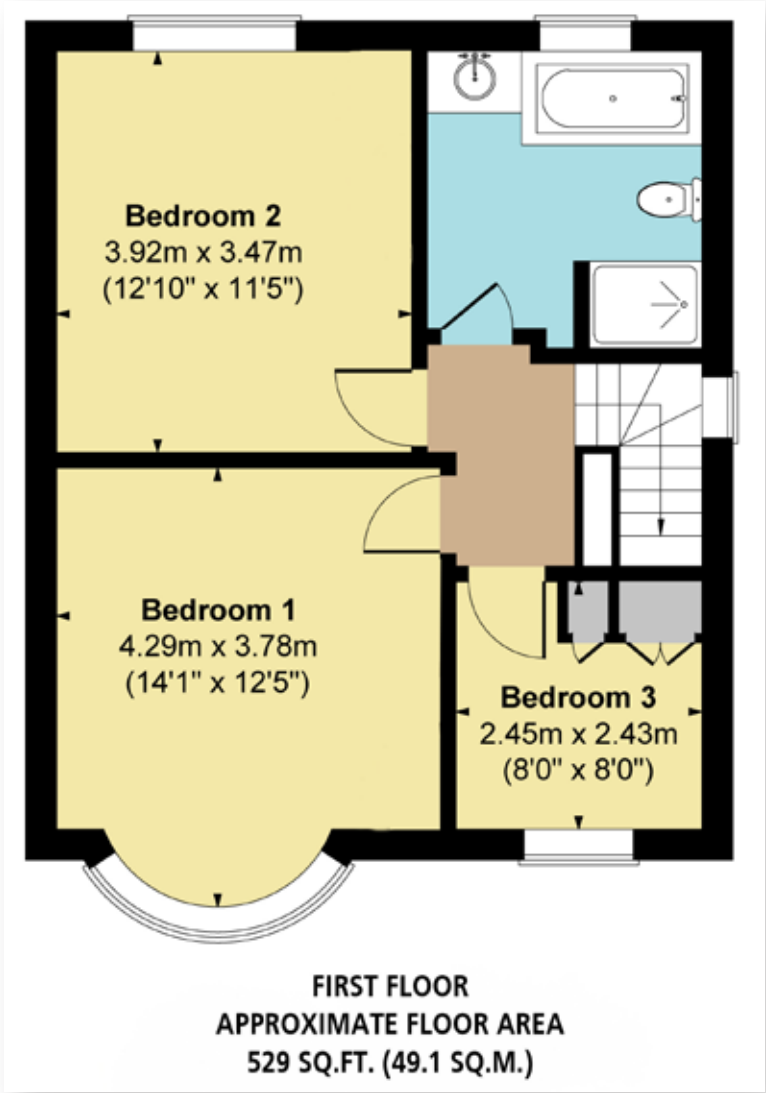
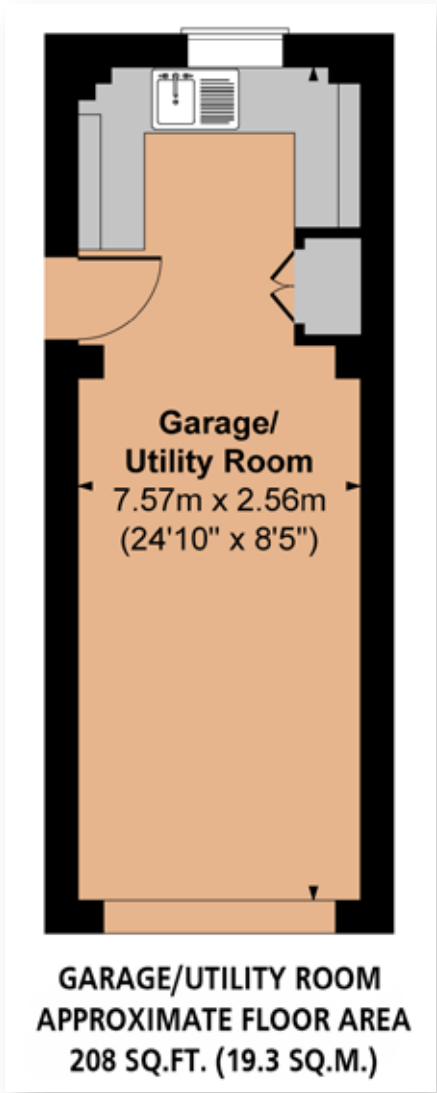
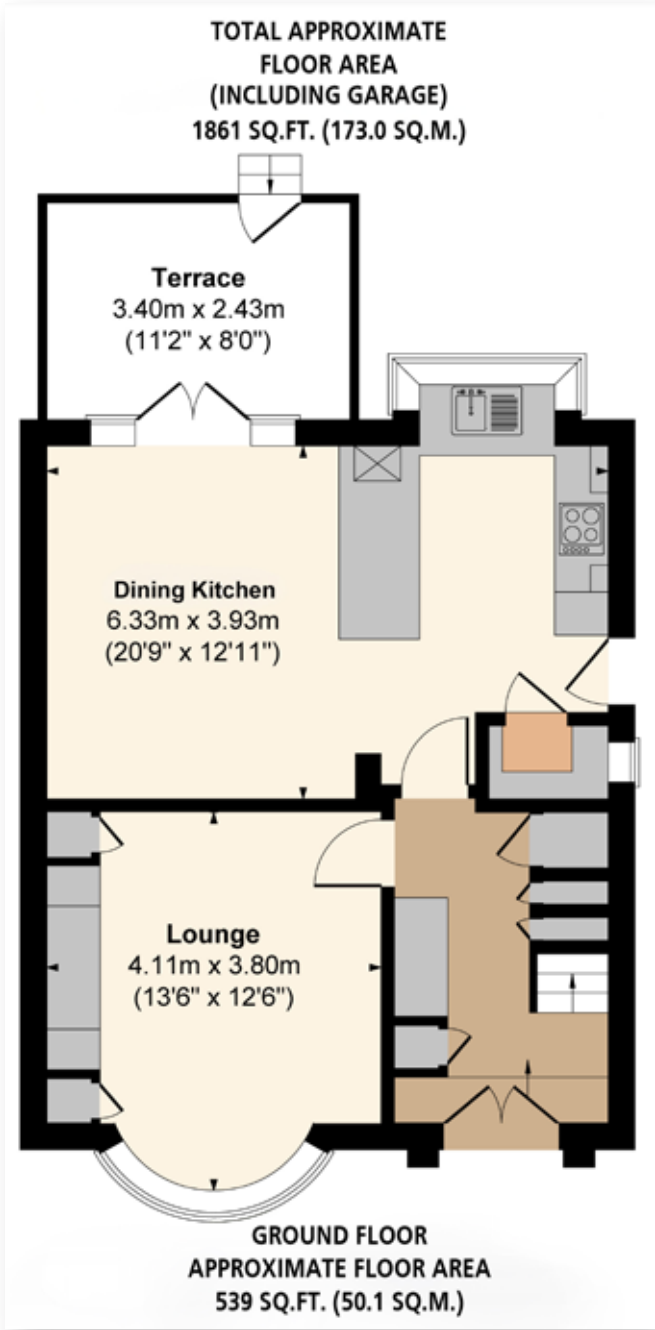
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued
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Beyond the patio, is a garden mainly laid to lawn with raised planters and mature trees. There is a play area with a lawn, bark chippings and a stone-flagged patio with a mature tree.

The garden is enclosed by hedging and timber fencing.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

Lease Details: The property owns the lease. There are 800 years remaining.

Council Tax Band: E

Services: Mains gas, mains water, mains electricity and 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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South Yorkshire S11 9FW

Offers in the Region of £625,000