

# 338 CEMETERY ROAD



BLENHEIM





ENTRANCE HALLWAY

Constructed in 2010 to a superb standard, 338 Cemetery Road is a fantastic three bedroomed townhouse that is wonderfully set across four floors, offers outstanding, contemporary living spaces and is close to local amenities. Set within a small complex, the property offers a free-to-use gymnasium and allocated secure underground parking for two vehicles. The development itself has won a number of awards, including a RIBA National Award, a Civic Trust Award and was British Homes Award Apartment Building of the Year.

On the ground floor of the home, there is a well-appointed breakfast kitchen that has a range of integrated appliances, a feature media wall with a decorative fireplace and a large door with a double glazed panel that opens to the rear. This allows for ample natural light, making it the ideal space for entertaining. The first floor boasts a spacious lounge, offering a delightful living space.

The second and third floors contain the bedrooms, with two double bedrooms on the second floor and the third floor is home to the fabulous master bedroom suite with a balcony. The exterior of the home has a pleasant courtyard to the front and to the rear is a low-maintenance garden. There are two allocated secure underground parking spaces and a free-to-use, communal, residents only gymnasium.

The property is situated with good access to the amenities of Sharrow and Ecclesall, including shops, restaurants, public houses, bars and cafes. Also being well placed for local schooling and a convenient drive into Sheffield’s city centre and the Peak District National Park.

**The property briefly comprises on the ground floor:** Entrance hallway, utility room, WC, storage cupboard and breakfast kitchen.

**On the first floor:** Landing and lounge.

**On the second floor:** Landing, family shower room, bedroom 3 and bedroom 2.

**On the third floor:** Landing, master bedroom, master bedroom balcony, master bedroom en-suite, master bedroom shower room and master bedroom WC.



EXTERIOR AND GARDENS

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*A contemporary family home that  
is located within an award winning  
complex of properties.*

# GROUND, FIRST & SECOND FLOORS

*A composite door with an obscured double glazed panel opens to the:*

## Entrance Hallway

Having recessed lighting, a central heating radiator and Amtico flooring. Timber doors open to the utility room and breakfast kitchen.

## Utility Room

With recessed lighting, an extractor fan and Amtico flooring. There are base and wall units with a work surface and under-counter lighting. Appliances include a full-height fridge freezer. There is the provision for a washing machine and tumble dryer. A timber door opens to the WC.

## WC

With recessed lighting, extractor fan, heated towel rail and Amtico flooring. There is a suite in white comprising a wall mounted WC and a wash hand basin with a chrome mixer tap. A timber door opens to the storage cupboard.

## Storage Cupboard

Having a pendant light point. Also housing the boiler.

## Breakfast Kitchen

15'7 x 15'6 (4.76m x 4.73m)

A well-appointed breakfast kitchen that has a rear facing UPVC double glazed panel, pendant light point, wall mounted light points, central heating radiator, TV/aerial point and tiled flooring. The focal point of the room is the decorative electric fireplace. There are a range of fitted base/wall and drawer units with a Dekton work surface, under-counter lighting and an inset I.O bowl sink with a Quooker boiling water tap and Insinkerator waste disposal. Appliances include a full-height fridge freezer, Fisher and Paykel steam oven, combination microwave oven, and an integrated Bosch Coffee Machine. There is a separate central island with a matching Dekton work surface that has

a BORA four-ring induction hob with an integrated extractor vent. A UPVC door with a double glazed panel opens to the rear of the property. From the entrance hallway, a staircase with a wrought iron handrail rises to the:

## First Floor

## Landing

Having front facing UPVC double glazed panels, pendant light point, wall mounted light points and a central heating radiator. Timber full-height double doors open to the lounge.

## Lounge

17'9 x 15'8 (5.40m x 4.77m)

A wonderful lounge with a rear facing UPVC double glazed window, wall mounted light points, central heating radiator and a TV/aerial point. A UPVC sliding door with double glazed panels opens to the Juliet balcony.

From the landing, a staircase with a wrought iron handrail rises to the:

## Second Floor

## Landing

Having a front facing UPVC double glazed window, recessed light points, wall mounted light points and a central heating radiator. Timber doors open to bedroom 3, the family shower room and bedroom 2.

## Bedroom 3

12'5 x 8'9 (3.78m x 2.66m)

A double bedroom with wall mounted light points and a central heating radiator. A UPVC double glazed door opens to the bedroom 3 balcony.





BREAKFAST KITCHEN



LOUNGE



BREAKFAST KITCHEN



FIRST FLOOR LANDING



BEDROOM 2



BEDROOM 3



FAMILY SHOWER ROOM



SECOND FLOOR LANDING

# SECOND FLOOR CONTINUED, THIRD FLOOR & EXTERIOR

## Family Shower Room

Having recessed lighting, extractor fan, partially tiled walls, heated towel rail and tiled flooring. There is a Philippe Starck/Duravit suite with Hansgrohe fittings comprising a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall is a separate shower enclosure with a fitted shower and a glazed screen.

## Bedroom 2

12'5 x 9'6 (3.78m x 2.89m)

A further double bedroom with a rear facing UPVC double glazed window, wall mounted light points, central heating radiator and a TV/aerial point and data points. A timber door opens to a storage cupboard.

## Storage Cupboard

With a wall mounted light point.

From the second floor landing, a staircase with a wrought iron handrail rises to the:

## Third Floor

## Landing

Having a rear facing UPVC double glazed window and a wall mounted light point. A timber door opens to the master bedroom.

## Master Bedroom

21'6 x 12'6 (6.55m x 3.80m)

A superb double bedroom with a rear facing UPVC double glazed panel, wall mounted light points, central heating radiator, TV/aerial point and data points. Fitted furniture includes short hanging and shelving. An opening gives access to the master en-suite. A double glazed door opens to the balcony which overlooks the rear of the property.

## Master En-Suite

Having a rear facing UPVC double glazed obscured panel, recessed lighting, central heating radiator and tiled flooring. There is a Philippe Starck/Duravit suite with Hansgrohe fittings, comprising of two wash hand basins with chrome mixer taps and a freestanding bath with a chrome mixer tap. Two glazed obscured doors open to the shower room and WC.

## Master Shower Room

With a front facing UPVC double glazed window, a fully tiled shower enclosure with a recessed light point and a fitted shower.

## Master WC

With a front facing UPVC double glazed window, recessed light point and a low-level WC.

## Exterior and Gardens

## Entrance to the Complex

From Cemetery road, an intercom operated pedestrian gate opens to the shared courtyard where access can be gained to number 338.

## Allocated Secure Parking Space and Storage

Underneath the complex are two allocated parking spaces for the property and additional parking. There is also a large storage room and a communal gymnasium. Access to the allocated parking can be gained from Cemetery road where an electric vehicular gate opens to the car park.

## Rear Garden

To the rear of the property is a low-maintenance south-west facing garden with exterior lighting, external power points and an astro turf lawn. The rear is enclosed by timber fencing.



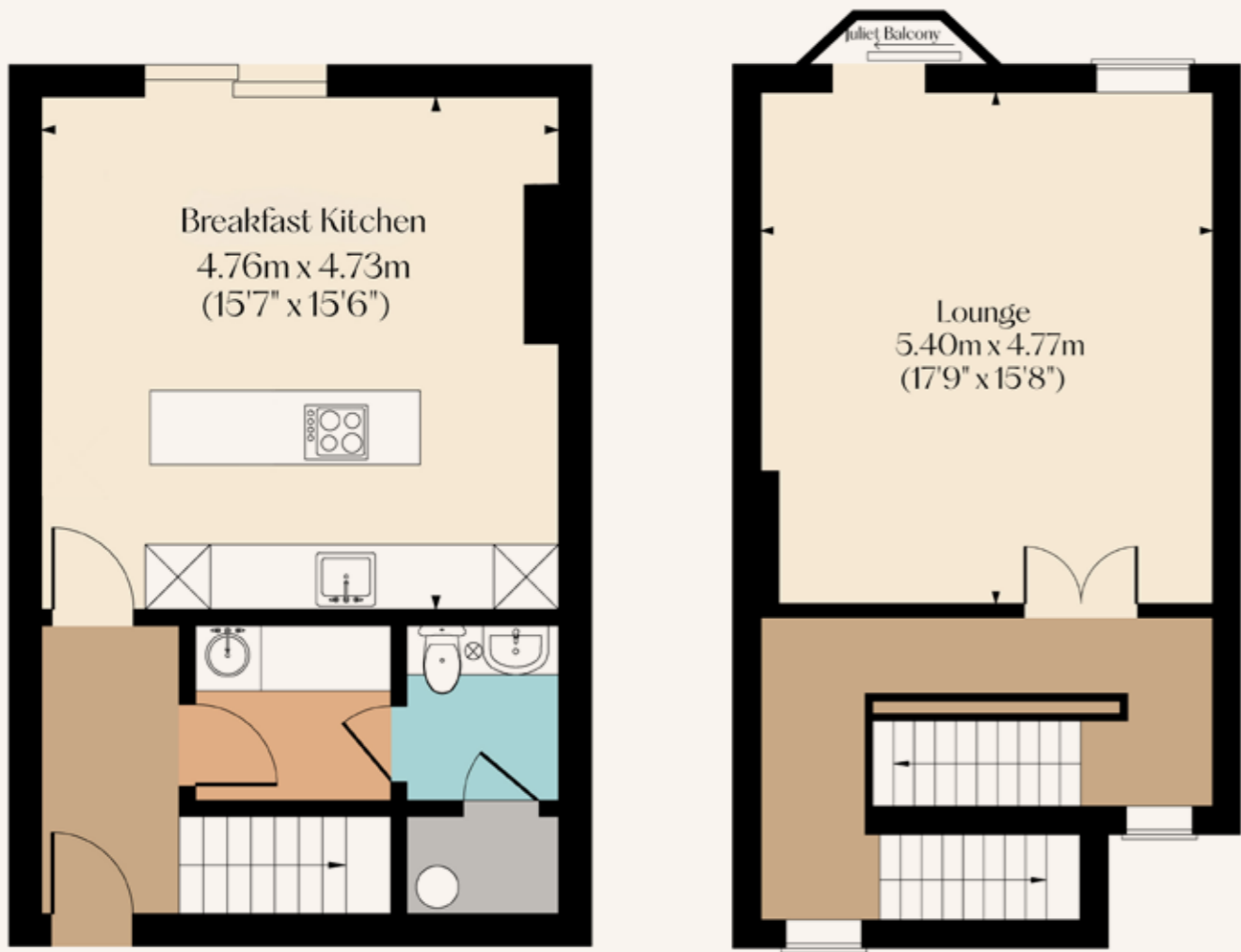
MASTER BEDROOM



MASTER EN-SUITE

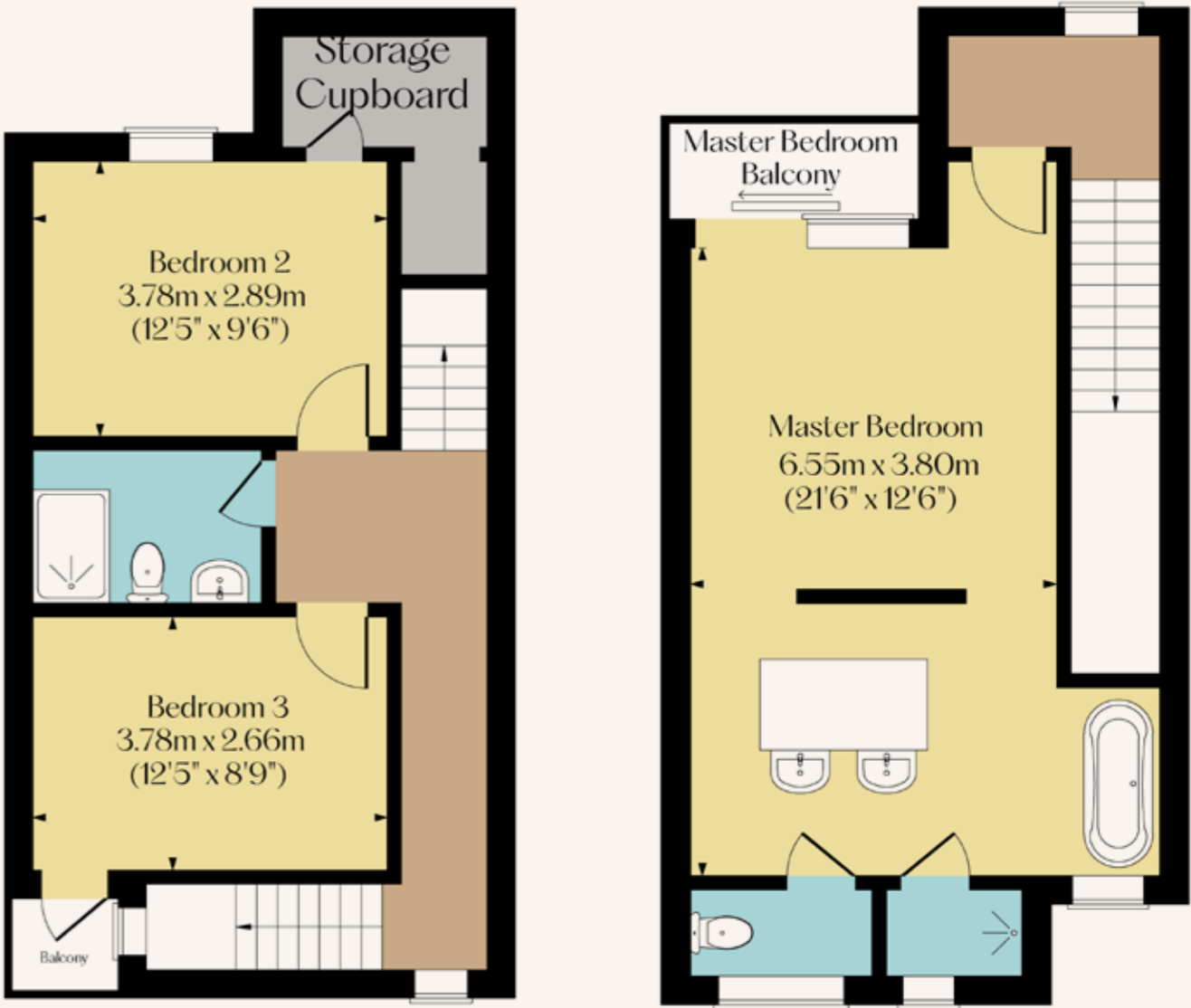
# GROUND & FIRST FLOORS

Ground Floor Approximate Floor Area:  
386 SQ.FT. (35.9 SQ.M.)  
First Floor Approximate Floor Area:  
431 SQ.FT. (40.0 SQ.M.)  
Total Approximate Floor Area:  
1695 SQ.FT. (157.5 SQ.M.)



# SECOND & THIRD FLOORS

Second Floor Approximate Floor Area:  
453 SQ.FT. (42.1 SQ.M.)  
Third Floor Approximate Floor Area:  
425 SQ.FT. (39.5 SQ.M.)





EXTERIOR AND GARDENS

<div>BEDROOMS</div> <div>3</div>	<div>BATHROOMS</div> <div>2</div>
<div>LIVING ROOMS</div> <div>1</div>	<div>SQFT</div> <div>1,695</div>
<div>TENURE</div> <div>Leasehold</div>	<div>COUNCIL TAX</div> <div>E</div>

### Lease Details

The service charge is £1183 twice per year and the ground rent is £75 twice per year. There are 985 years remaining on the lease.

### Services

Mains gas, mains electric, mains water and mains drainage. There are solar panels on the roof of the complex that heat the water. The broadband is fibre and the mobile signal quality is good.

### Rights of Access/Shared Access

There is shared access in the car park where there are two allocated spaces for the property. There is shared access to the courtyard. There are no rights of access on the property.

### Covenants/Easements or 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.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	76	80
55–68	D		
39–54	E		
21–38	F		
01–20	G		

# 338 CEMETERY ROAD

Sheffield,  
South Yorkshire, S11 8FT

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