

171 HEMSWORTH ROAD



BLenheim



HEMSWORTH ROAD



EXTERIOR AND GARDENS

Welcome to 171 Hemsworth Road, a beautiful four bedroomed detached home that offers superb living spaces throughout. This spacious residence is perfect for a growing family, is close to multiple local amenities and has a beautiful rear garden.

Across the ground floor are the main living areas. These include a fantastic lounge, a breakfast kitchen with integrated appliances and a cosy snug. There is also a downstairs shower room, a tasteful dining room that leads seamlessly into an office and plenty of storage space.

Upstairs there are three double bedrooms, an additional bedroom and a modern family bathroom. Externally, this property boasts an off-road parking space, a single garage, a stone paved front garden with mature plants and trees and to the rear is a wonderful, well-maintained garden.

171 Hemsworth Road 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.



ENTRANCE HALLWAY

A beautiful family home that is close to a plethora of local amenities.

GROUND FLOOR

A heavy timber door opens to the:

Entrance Hallway

With a side facing timber double glazed window, pendant light point, central heating radiator and timber flooring. Timber doors open to the shower room, lounge and breakfast kitchen.

Shower Room

Having front and side facing timber obscured double glazed windows, recessed lighting, a heated towel rail and Karndean flooring. The suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. A timber door opens to a separate shower enclosure with recessed lighting, partially tiled walls, a fitted shower unit and tiled flooring.

Lounge

19'10 x 12'11 (6.05m x 3.94m)

A fabulous lounge with front facing timber double glazed windows, coved ceiling, wall mounted light points, central heating radiator and TV/aerial point. The focal point of the room is the gas fireplace. Timber double doors open to the snug. Aluminium double doors with double glazed panels open to the front of the property.

Snug

12'11 x 9'11 (3.94m x 3.02m)

A superb snug having a front facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. The focal point of the room is the gas fireplace. A timber door opens to the breakfast kitchen.

Breakfast Kitchen

15'9 x 10'10 (4.79m x 3.30m)

A well-appointed dining kitchen with a rear facing timber double glazed window, recessed lighting, chrome heated towel rail and Karndean flooring. There is a range of fitted base/wall and drawer units incorporating a work surface, upstands, under-counter lighting and an inset 1.5 stainless steel bowl sink with a chrome mixer tap. Appliances include a Neff oven, Neff microwave, a four-ring gas hob, extractor hood, full-height Siemens fridge and a Neff dishwasher.

Timber doors open to the pantry, utility room and dining room. A UPVC door with double glazed panels opens to the rear of the property.

Pantry

Having a rear facing timber double glazed window, flush light point, tiled flooring and the provision for a freezer.

Utility Room

With a flush light point. There is the provision for a washing machine and a tumble dryer. Also housing the Vaillant boiler.

Dining Room

14'1 x 10'10 (4.37m x 3.29m)

Having a rear facing timber double glazed window, coved ceiling, pendant light point and a central heating radiator. An opening gives access to the office.

Office

10'9 x 10'4 (3.27m x 3.16m)

A light-filled office that has a front facing timber double glazed window, pendant light point and a central heating radiator. Fitted furniture includes shelving. A timber door opens to the side entrance vestibule.

Side Entrance Vestibule

With a pendant light point. A timber door opens to the storage room. A heavy timber door opens to the side of the property.

Storage Room

Having a side facing timber obscured view double glazed window and a flush light point.

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



DINING ROOM



LOUNGE



BREAKFAST KITCHEN



LOUNGE



BREAKFAST KITCHEN



DINING ROOM



SNUG



OFFICE



SHOWER ROOM

FIRST FLOOR

Landing

With a rear facing timber double glazed window, wall mounted light point and a pendant light point. Timber doors open to bedroom 4, bedroom 3, family bathroom, bedroom 2, storage cupboard and master bedroom. Access can be gained to loft storage.

Bedroom 4

11'0 x 8'0 (3.36m x 2.45m)

Having a side facing timber double glazed window, pendant light point and a central heating radiator.

Bedroom 3

13'0 x 12'8 (3.97m x 3.86m)

A double bedroom with front and side facing timber double glazed windows, pendant light point and a central heating radiator. Timber double doors open to a storage cupboard which has shelving.

Family Bathroom

A modern bathroom having a rear facing timber double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, heated towel rails and tiled flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. There is a panelled bath with a chrome mixer tap and a separate shower enclosure with a fitted shower and a glazed screen/door.

Master Bedroom

17'0 x 13'0 (5.19m x 3.95m)

A further double bedroom with front facing timber double glazed windows, recessed lighting and central heating radiators. There is fitted furniture including short and long hanging and shelving.

Storage Cupboard

Having shelving.

Bedroom 2

14'0 x 11'0 (4.27m x 3.35m)

A double bedroom with a side facing timber double glazed window, pendant light point and a central heating radiator.. A timber door opens to a storage cupboard that has shelving. A timber door opens to eaves storage.

Eaves Storage

14'0 x 10'2 (4.27m x 3.10m)

With a flush light point.

Exterior and Gardens

From Hemsworth Road, a wrought iron vehicular gate opens to the front of the property.

To the front of the property, there is exterior lighting and a large stone flagged area with mature plants and trees. A stone flagged path runs across the front of the property where access can be gained to the snug.

To the left hand side, access can be gained to the garage and the side entrance vestibule. A timber pedestrian gate opens to the rear of the property.

Garage

17'2 x 14'1 (5.22m x 4.28m)

With a side facing timber dounle glazed window, an up-and-over door, light and power.

To the right hand side, access can be gained to the main entrance door and a timber gate opens to the rear of the property.

To the rear of the property there is exterior lighting and a water tap. The garden, mainly laid to lawn, has mature plants and trees. A stone flagged path opens to a pleasant seating area where there is also a garden shed. The rear is enclosed by mature hedging and timber fencing.



LANDING



MASTER BEDROOM



BEDROOM 4



BEDROOM 2



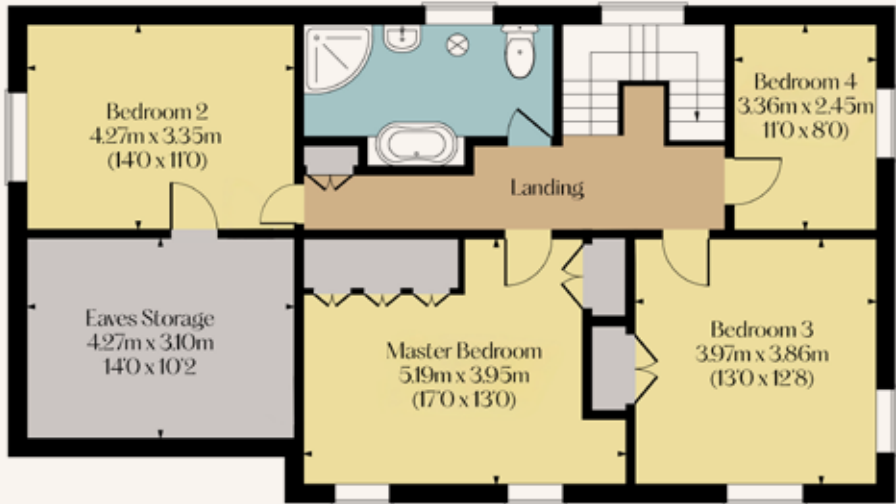
BEDROOM 3

GROUND FLOOR AND GARAGE

Total Approximate Floor Area:
2386 SQ.FT. (226.1 SQ.M)



FIRST FLOOR





EXTERIOR AND GARDENS



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EXTERIOR AND GARDENS

BEDROOMS	BATHROOMS
4	2
LIVING ROOMS	SQFT
2	2,386
TENURE	COUNCIL TAX
Leasehold	E

Lease Details

There are 730 years remaining on the lease.

Services

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

Covenants, Easements, Wayleaves and Flood Risk

None and the flood risk is very low.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		
55–68	D	66	73
39–54	E		
21–38	F		
01–20	G		

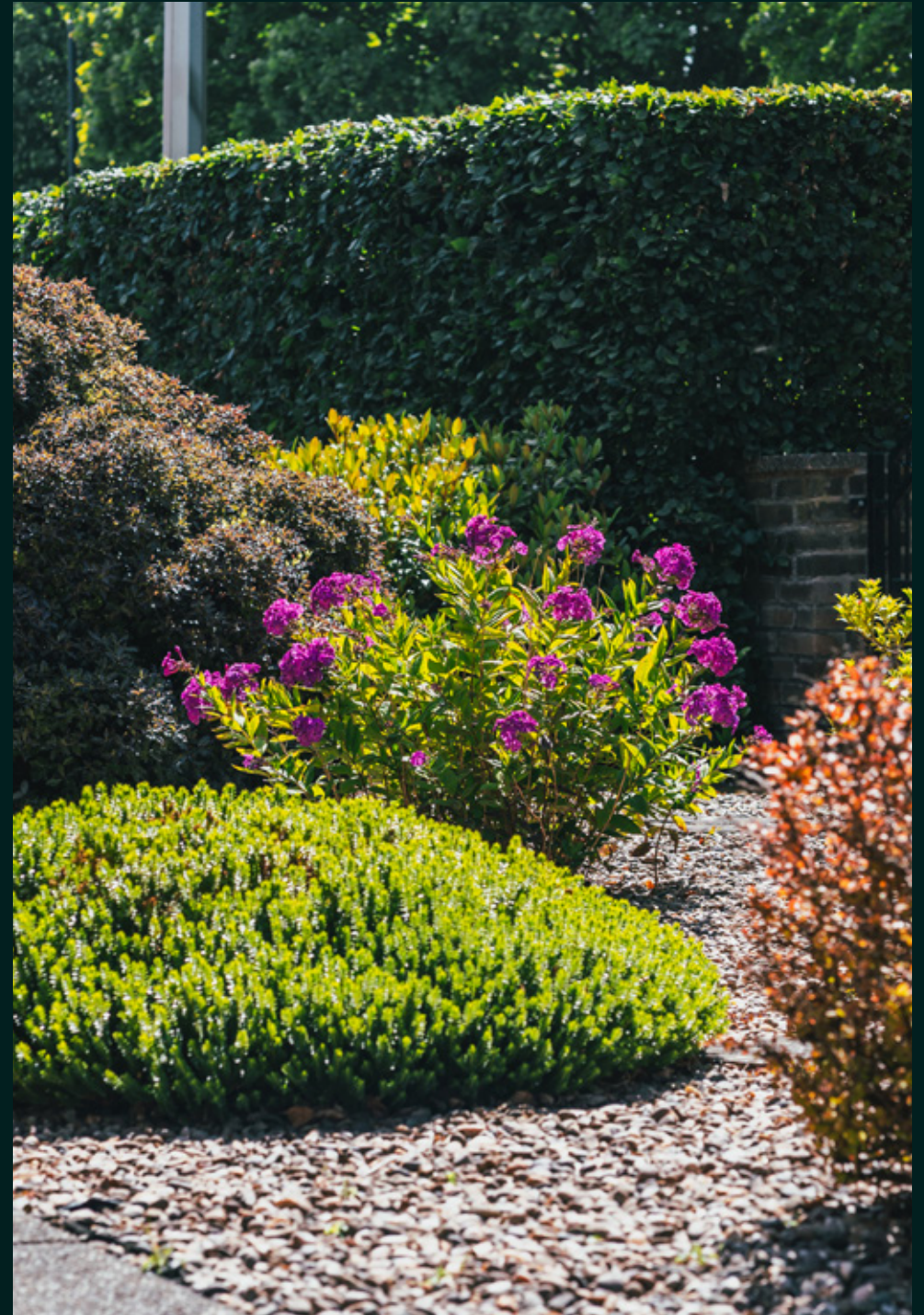
171 HEMSWORTH ROAD

Norton, Sheffield,
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£650,000

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