



## 2 Lyndhurst Gardens Apartments

33 Lyndhurst Road, Sheffield

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An Exquisite Three Bedroomed  
Ground Floor Apartment...







A Wonderful  
Welcome Awaits



2 Lyndhurst Gardens Apartments

## Welcome to 2 Lyndhurst Gardens Apartments

An exquisite three bedroomed ground floor apartment, which offers 1463 sq.ft. of unrivalled luxury accommodation, finished to a high specification, with open plan living areas and a private seating terrace.

This outstanding apartment has all of the features that you would expect; including a light and spacious open plan living kitchen, which opens out onto the private seating terrace and a master bedroom suite with a dressing room and en-suite shower room. Also benefitting from two additional double bedrooms, one with an en-suite shower room, and a separate family bathroom.

The exterior of this fabulous development has stunning landscaped communal gardens and is serviced by undercroft parking with a heated ramp and lift access to all floors.

Built by Blenheim Park Developments in 2020, the unique Lyndhurst Gardens development has been meticulously crafted and appointed to create a new standard in apartment living. The scheme is specifically tailored for anyone over fifty years of age, without children or pets and who are looking to downsize without compromise.

Situated within close proximity to Chelsea Park and having good access to the amenities of Brincliffe and Ecclesall Road, including a range of supermarkets, shops, restaurants, public houses and cafes. Also being conveniently positioned for a short drive to Sheffield's city centre and the Peak District National Park.

**The property briefly comprises of:** Entrance hall, living kitchen, utility room, master bedroom, master dressing room, master en-suite, bedroom 2, bedroom 2 en-suite, bedroom 3 and family bathroom.

### Ground Floor

A walnut veneered entrance door opens to the:

#### Entrance Hall

20'3 x 11'10 (6.2m x 3.6m)

Having recessed lighting, fitted full-height vanity mirrors, intercom handset and Karndean flooring with under floor heating. Also having a range of fitted furniture incorporating short/long hanging and shelving. Walnut veneered doors open to the living kitchen, master bedroom, bedroom 2, bedroom 3, utility room and family bathroom.

#### Living Kitchen

A fabulous open plan living kitchen with a spacious lounge area and contemporary kitchen/dining area.

#### Living Area

19'1 x 17'11 (5.8m x 5.5m)

Having recessed lighting and Karndean flooring with under floor heating and power points. Also having a fitted TV unit with provision for a wall mounted television with a TV/aerial/cat 5 point. A set of double aluminium doors with double glazed

panels and an additional set of aluminium sliding doors with double glazed panels open to the private seating terrace.

#### Kitchen/Dining

16'4 x 9'6 (5.0m x 2.9m)

Having recessed lighting, pendant light point and Karndean flooring with under floor heating. A cupboard also houses the ATAG boiler. There's a range of fitted base/wall and drawer units with matching granite work surfaces, upstands, under counter lighting and an inset 1.0 bowl Abode stainless steel sink with an Abode chrome mixer tap. Appliances are by Neff and include a three-ring induction hob with Flex Induction feature and extractor fan over, Slide&Hide fan assisted oven, compact oven with steam function, warming drawer, integrated full-height fridge, integrated full-height freezer and an integrated dishwasher. An aluminium door with a double glazed panel opens to the private seating terrace.

#### Utility Room

Having recessed lighting, extractor fan, comms unit, chrome heated towel rail and Karndean flooring with under floor heating. There's a range of fitted base/wall units with a matching granite work surface, upstands, under counter lighting and an inset 1.0 bowl Abode stainless steel sink with a SMR chrome mixer tap. Also, there's space/provision for an automatic washing machine and tumble dryer. Double doors open to a built-in plant room, which houses the RM Cylinders Prostel unvented hot water cylinder.





The Heart of the Home is the  
Luxury Open Plan Living Kitchen





## Living Area

19'1 x 17'11 (5.8m x 5.5m)

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**Kitchen/Dining**  
**16'4 x 9'6 (5.0m x 2.9m)**

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A High Quality Kitchen  
with Integrated Neff Appliances





**Master Bedroom**  
**18'6 x 16'6 (5.6m x 5.0m)**

A luxurious master bedroom suite with a front facing aluminium double glazed bay window, recessed lighting, pendant light points, TV/aerial point, Cat 5 points, USB charging points and under floor heating. Also there's a range of fitted furniture with wardrobes incorporating short/long hanging, shelving and drawers, and a separate fitted rise/fall TV unit.



A Sumptuous Master  
Bedroom Suite...







**Master En-Suite**  
Being fully tiled with recessed lighting, extractor fan, chrome heated towel rail, fitted vanity mirror, shaver point and under floor heating. Also having built-in storage with obscured glazed doors and shelving. There's a suite in white, which comprises of a wall mounted WC and a Gebrit wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner, there's a separate large shower enclosure with a fitted Hansgrohe rain head shower, two Hansgrohe hand shower facilities, fitted seat and a glazed screen/door.



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## Meticulously Crafted and Appointed to the Most Exacting of Standards

**Master Bedroom**  
18'6 x 16'6 (5.6m x 5.0m)  
A luxurious master bedroom suite with a front facing aluminium double glazed bay window, recessed lighting, pendant light points, TV/aerial point, Cat 5 points, USB charging points and under floor heating. Also there's a range of fitted furniture with wardrobes incorporating short/long hanging, shelving and drawers, and a separate fitted rise/fall TV unit.

**Master Dressing Room**  
Having recessed lighting, fitted full-height vanity mirrors and a range of fitted furniture, incorporating open short hanging, shelving and drawers.

**Master En-Suite**  
Being fully tiled with recessed lighting, extractor fan, chrome heated towel rail, fitted vanity mirror, shaver point and under floor heating. Also having built-in storage with obscured glazed doors and shelving. There's a suite in white, which comprises of a wall mounted WC and a Gebrit wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner, there's a separate large shower enclosure with a fitted Hansgrohe rain head shower, two Hansgrohe hand shower facilities, fitted seat and a glazed screen/door.

**Bedroom 2**  
20'3 x 9'1 (6.2m x 2.8m)  
A spacious double bedroom suite, with a side facing aluminium double glazed panel and a rear facing aluminium double glazed window. Having recessed lighting, pendant light points, Cat 5 points, USB charging points and under floor heating. There's a range of fitted furniture, incorporating short/long hanging and shelving and a separate fitted vanity unit with a drawer. There's also the provision for a wall mounted television with a TV/aerial point.

A walnut veneered pocket door opens to:

**Bedroom 2 En-Suite**  
Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail, fitted vanity mirror, shaver point and under floor heating. There's a suite in white, which comprises of a wall mounted WC and a Gebrit wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner, there's a separate large shower enclosure with a fitted Hansgrohe rain head shower, two Hansgrohe hand shower facilities, fitted seat and a glazed screen/door.

**Bedroom 3**  
20'3 x 9'3 (6.2m x 2.8m)  
Another double bedroom with a front facing aluminium double glazed window and a side facing aluminium double glazed panel, recessed

lighting, pendant light points, Cat 5 points, USB charging points and under floor heating. Also having a range of fitted furniture, incorporating short/long hanging and shelving and having the provision for a wall mounted television with a TV/aerial point.

**Family Bathroom**  
Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail, fitted vanity mirror, shaver point and under floor heating. There's a suite in white, which comprises of a wall mounted WC and a Gebrit wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a Bette panelled bath with a chrome mixer tap, fitted Hansgrohe rain head shower, an additional Hansgrohe hand shower facility and a glazed screen.

**Exterior and Gardens**  
From Lyndhurst Road, two sets of electric, intercom operated wrought iron gates open to a tarmacked in-and-out driveway at the front of the development. Having exterior lighting, mature trees, planted shrub borders, allocated parking and visitor parking. Access can be gained to the undercroft parking.

**Undercroft Parking**  
With a heated entrance ramp, electric Hörmann up-and-over door, separate pedestrian door and light. Apartment 2 has allocated fitted storage and two allocated parking spaces with electric car charging points. A staircase and lift provide access to each floor.

Access can be gained to one side of the building, where a gravelled path leads to the landscaped communal gardens and timber steps with gravel insets also lead down to Apartment 2's private seating terrace.

From the driveway, heated stone steps with aluminium hand rails and glazed balustrading rise to an aluminium entrance door with a double glazed panel opening to the communal entrance hall.

**Communal Entrance Hall**  
Having recessed lighting, central heating radiators, lift access and an allocated fitted storage cupboard for Apartment 2.

To the rear of Apartment 2, there's a private stone flagged seating terrace with exterior wall lighting, water tap, feature lighting and external power points. Access can be gained to the living kitchen.

The communal gardens of the development are located at the rear and are mainly laid to lawn with exterior lighting, gravelled paths, mature trees and substantially stocked shrub borders. A suspended walkway with aluminium hand rails and balustrading leads to the first floor communal hall.





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**Bedroom 3**  
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Another double bedroom with a front facing aluminium double glazed window and a side facing aluminium double glazed panel, recessed lighting, pendant light points, Cat 5 points, USB charging points and under floor heating. Also having a range of fitted furniture, incorporating short/long hanging and shelving and having the provision for a wall mounted television with a TV/aerial point.



**Bedroom 2 En-Suite**

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail, fitted vanity mirror, shaver point and under floor heating. There's a suite in white, which comprises of a wall mounted WC and a Gebrit wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner, there's a separate large shower enclosure with a fitted Hansgrohe rain head shower, two Hansgrohe hand shower facilities, fitted seat and a glazed screen/door.



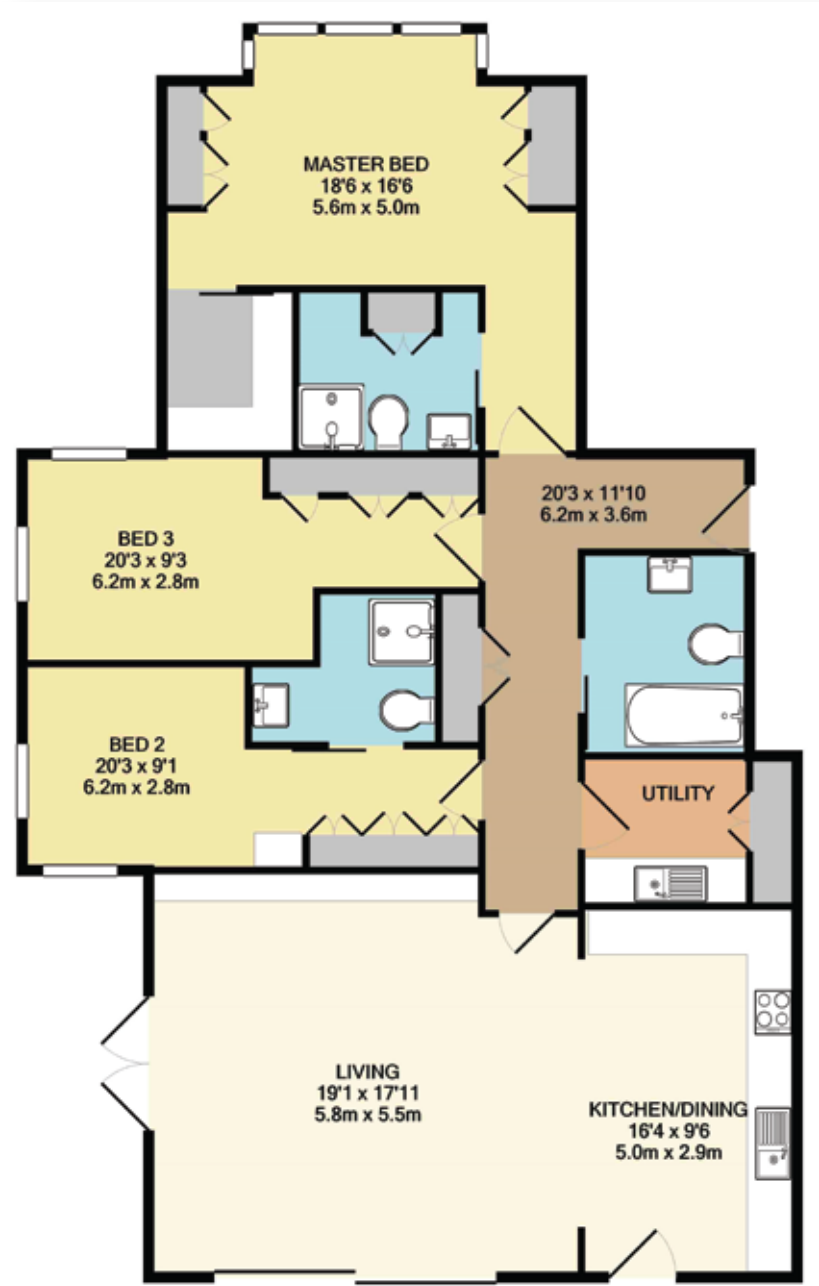


### Family Bathroom

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TOTAL APPROXIMATE FLOOR AREA  
1463 SQ.FT. (136.0 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Communal Entrance Hall

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With a Private Seating Terrace  
and Landscaped Communal Gardens





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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Commonhold

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South Yorkshire S11 9BJ

**Offers in the Region of £659,000**