



## Don Avenue, Wharncliffe Side, S35

Asking Price £289,000

- FANTASTIC OPEN PLAN KITCHEN AND FAMILY ROOM
- FABULOUS WALKS TO THE PEAK DISTRICT
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR UP TO THREE CARS
- OPEN COUNTRYSIDE TO THE REAR
- LARGE CENTRALLY HEATED GARAGE WITH AMPLE SPACE FOR PARKING AND STORAGE
- FAR REACHING VIEWS ACROSS THE VALLEY
- QUIET HEAD OF CUL DE SAC LOCATION
- GARAGE OFFERING THE OPTION TO INCREASE THE PROPERTIES LIVING SPACE IF REQUIRED



# Don Avenue, Wharncliffe Side, S35

**\*\* EXCELLENT CUL DE SAC LOCATION - OFFERING ELEVATED VIEWS \*\*** This great three bedroom semi detached property offers space and scope to stamp your own mark on this versatile family home. Many similar properties on the road have renovated the garage to incorporate further living space, with the relevant planning permissions in place. The rear garden backs onto open fields and borders the boundary to the Peak District. The heart and hub of the property is the superb extended kitchen family room incorporating areas for kitchen breakfasting, dining and lounging. A tranquil lounge opens from the family room offering elevated woodland views and a inviting area in which to relax. The vendor has completed groundworks to the rear garden, ready for the new buyers to personalise. The location benefits from an excellent Primary school and nursery, two popular village pubs, both serving food, along with the renowned JORO Restaurant and Glen Howe Park, all just a walk away.



Council Tax Band: C



### **ENTRANCE HALLWAY**

Accessed via an Obscure glazed entrance door into the hallway with; Carpet flooring; Ceiling light; Central heating radiator; Stairs rising to the first floor;

### **EXTENDED KITCHEN FAMILY ROOM**

The heart of the home, this great space has; Oak effect Karndean flooring throughout; Two ceiling light points and four central heating radiators; The spacious kitchen area comprises of; Cream wall, base and drawer units; Oak effect worktops; Black tiled splash backs; Kitchen peninsula breakfast bar, housing the single sink and drainer with mixer tap; Black tiled splash backs; Integrated appliances to include; Four ring induction hob, with extractor hood above, oven, microwave oven; Smeg dishwasher and fridge freezer; Space and plumbing for an integrated washing machine; One wall of full height storage units; Open through to the dining and lounging area with; Attractive vaulted ceiling to the dining area; Space for table and chairs and sofa; uPVC double glazed windows offering open aspect to the garden; Double patio doors leading out to the rear; Feature colour change wall lighting; Solid door to lounge;

### **LOUNGE**

This cosy lounge benefits from it's elevated position, with the bay window offering lovely views across the surrounding woodland. Having; Carpet flooring; Ceiling light point; Coving; Deep window sill with mosaic tiling; Central heating radiator; Solid door to inner lobby and stairs to the first floor;

### **STAIRS RISING TO THE FIRST FLOOR**

### **LANDING**

Having; Carpet flooring; Window to the side elevation; Loft hatch access; Ceiling light point; Spindle balustrades; Solid doors to all rooms;

### **BEDROOM ONE**

The primary bedroom consists of; Built in wardrobe storage; Window to front elevation views; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

A second double bedroom having; Window to the rear elevation; Wood effect flooring; Central heating radiator; Ceiling light point;

### **BEDROOM THREE**

With; Wood effect flooring; Rear facing window; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

Comprising of; 'P' Shaped bath with wall mounted shower and side screen door; Pedestal wash basin; WC; Fully tiled walls and flooring; Central heating radiator; Coving; Extractor fan; Obscure glazed window to the front elevation;

### **GARAGE AND DRIVE**

The block paved drive has parking for up to three vehicle's and leads to the garage with; Electronic fob door; Storage area; A further up and over door into the spacious garage area with; Ample parking and storage space; Two central heating radiators; Lighting and power; CCTV monitors. This would be an ideal space in which to extend the current living accomodation, knocking an access door through to the entrance hallway, once the relevant planning permissions are obtained.

### **OUTSIDE**

Gated steps lead from the side of the house lead through to the rear garden. The vendor has had ground works completed to dig out a good sized patio and entertaining area, with a retaining wall to the upper garden. This is in readiness for a patio to be laid by the new owners, reflecting their personal taste. Steps lead to the upper garden, with views over fields and the peak district boundary.

### **DISCLAIMER**

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from



information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

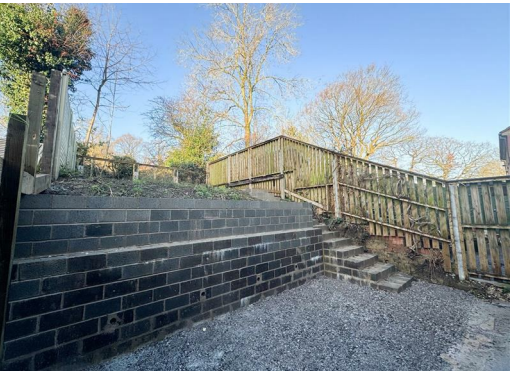
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

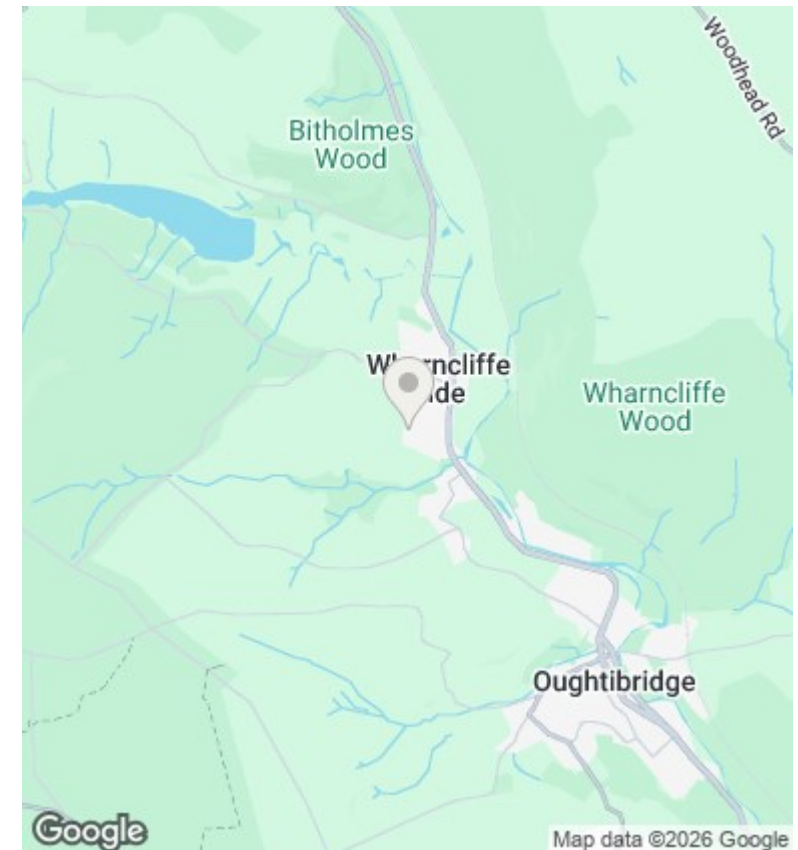
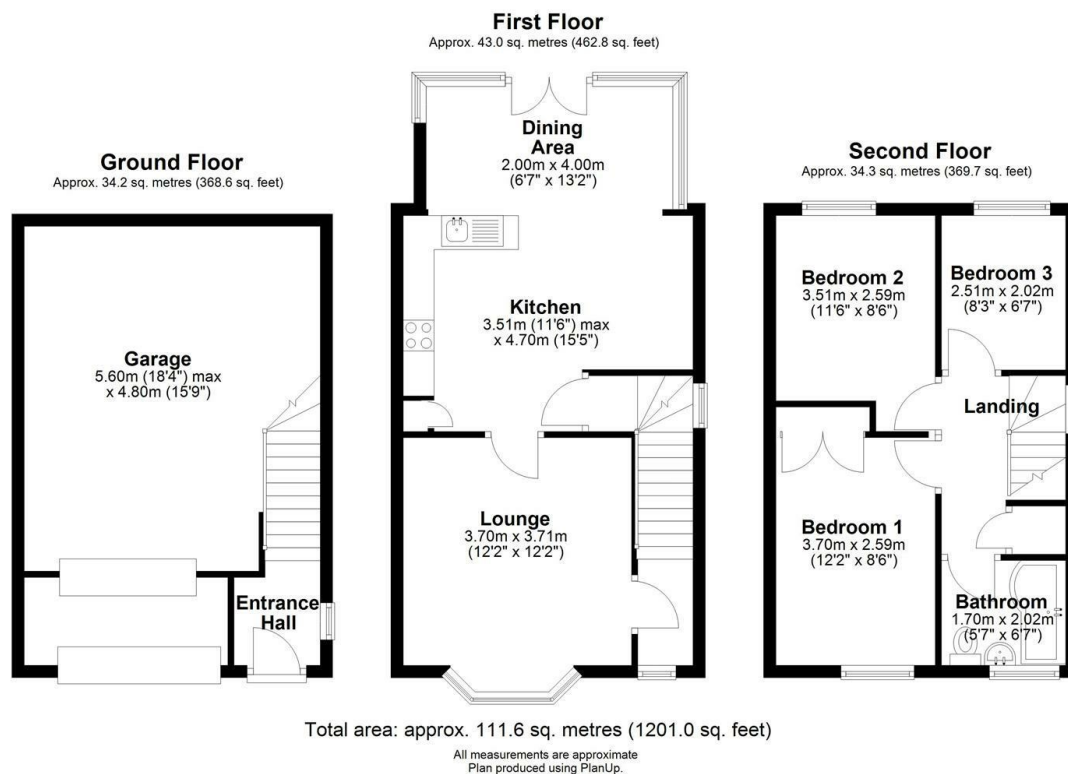
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.









## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		