





7 Eagle Lane

Kelham • Sheffield • S3 8BF

GUIDE PRICE £400,000 to £425,000

A fabulous 4 double bedroom contemporary town house situated in the sought after development of Little Kelham. The property offers generous and flexible living accommodation over 4 levels including a superb open plan kitchen/living/dining room with built-in kitchen appliances, an entertaining terrace, communal central lawn, bamboo flooring, community solar panels, MVHR heat recovery ventilation system with app controls and home/away switch, triple glazing and integrated garage with an electrically operated door. The front entrance door opens into the garage which has power, light and a fob operated electric door. A door opens into the entrance lobby. There is a ground floor WC and utility room with sink, offering space and plumbing for a washing machine, housing the hot water tank and MVHR unit. From the lobby, stairs rise to the first floor. The fabulous open plan flexible kitchen/dining/living room is dual aspect, finished with bamboo flooring, light and airy décor and complemented by decked entertaining terrace to the rear adjoining a communal garden. The kitchen which is located centrally creating a divide between the lounge and dining area is fitted with contemporary gloss units and topped with wood effect contrasting worktops. Integrated appliances include Zanussi fan oven/grill, fridge freezer and dishwasher. From the living area, stairs rise to the second floor featuring a double bedroom overlooking the communal garden and front facing bedroom / flexible living space, which features internal windows looking over the kitchen creating a light and airy open plan feel. The bathroom is equipped with modern 3-piece white suite, overhead rainfall shower and floating hand wash basin, The second floor provides a front facing double bedroom presented in modern grey tones, with generous window and Juliette balcony. The main bedroom, is spacious and complemented by an ensuite shower room and private outdoor terrace. Eagle Lane is ideally located for a range of facilities within Kelham Island and also well-placed for easy access to the city centre, hospitals, universities, Meadowhall and the M1 motorway.



- Stunning 4 Bedroom Mid Town House
- Bright & Airy Accommodation Over 4 Floors
- 2 Separate Private Outdoor Terraces
- Central Communal Gardens
- 4 Double Bedrooms & 2 Bathrooms
- Integral Garage & Store Room
- MVHR Heat Recovery Ventilation System
- Lease Length is until 31/12/2013, Ground Rent TBC
- Service Charge TBC
- Council Tax Band E, EPC Rating B

7 EAGLE LANE

APPROXIMATE GROSS INTERNAL AREA = 148.8 SQ M / 1601 SQ FT
(INCLUDING GARAGE / EXCLUDING VOID)

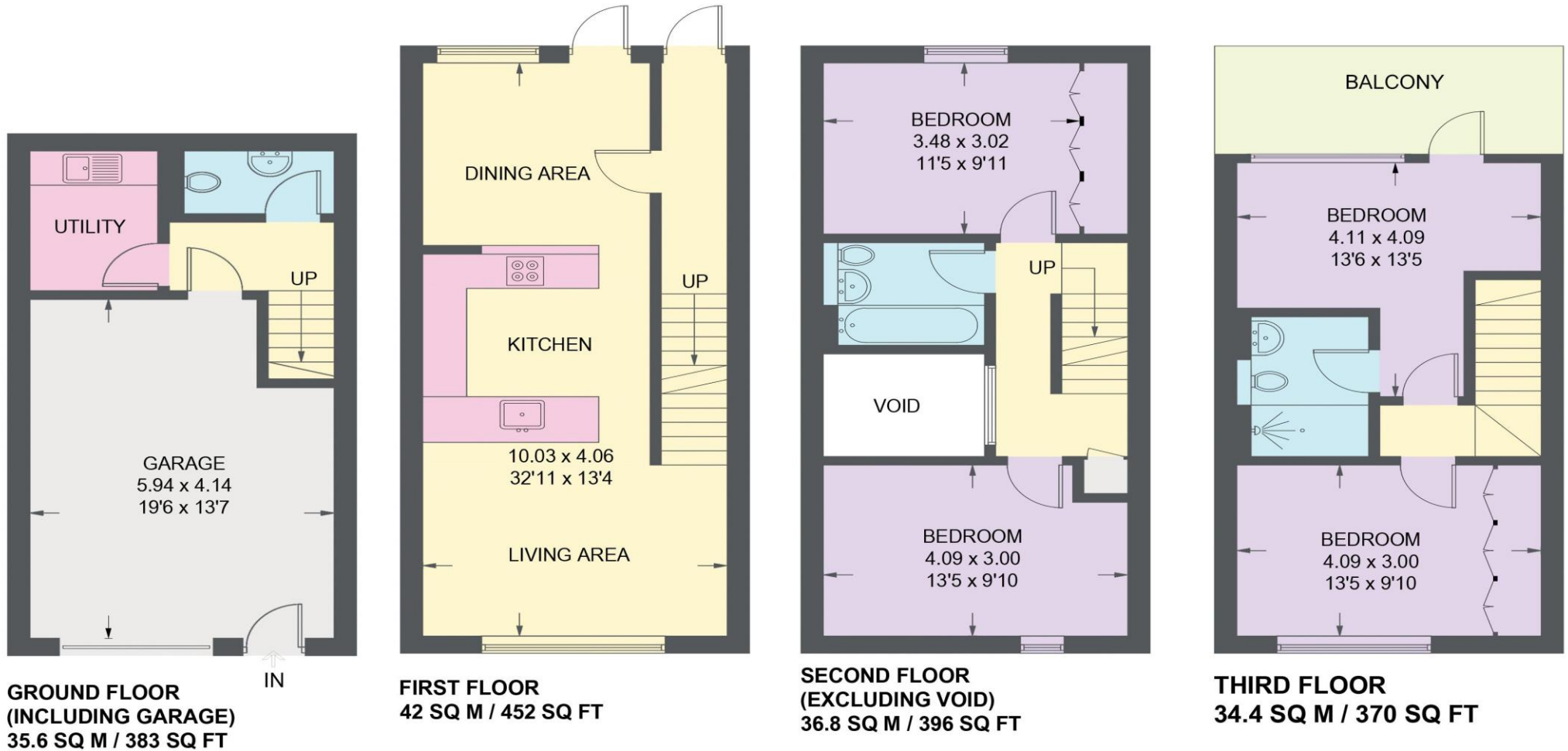


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.