

10 CAMBORNE ROAD



BLENHEIM



WELCOME TO 10 CAMBORNE ROAD, A BEAUTIFULLY PRESENTED, CHARACTERFUL HOME FILLED WITH PLEASANT LIVING SPACES.

Boasting two large reception rooms, a well-appointed kitchen, three large double bedrooms and a delightful rear garden, it is perfect for a family.





ENTRANCE HALLWAY

On the ground floor are two reception rooms, including a stunning light-filled lounge and a well-presented dining room, both with log burners.

Accompanying them is a well-appointed kitchen with a utility room off. The lower ground floor boasts a sizeable study/fourth bedroom, allowing for flexible family living. Meanwhile, the first floor houses three very spacious double bedrooms, including a master bedroom suite and completing the first floor is the family shower room. Externally, the property has an impressive front façade, multiple off-road parking spaces, a garage and a pleasant rear garden that is ideal for unwinding and recreation.

The property is situated with good access to the amenities of Birley Carr and Grenoside, including supermarkets, shops, cafes and public houses. Also having convenient access to Halifax Road and Penistone Road towards Sheffield's city centre. The property is ideally positioned to the M1 motorway network, which provides links to Leeds, Nottingham and even further afield towards London. Also being a short journey to the Peak District National Park for an abundance of walks and scenery.

The property briefly comprises of on the ground floor: Entrance hall, lounge, dining room, WC, kitchen and utility room.

On the lower ground floor: Hallway and study/bedroom 4.

On the first floor: Landing, master bedroom, master en-suite bathroom, bedroom 2, family bathroom and bedroom 3.



GROUND FLOOR

Heavy timber door with a double glazed panel above opens to the entrance hall.

Entrance Hall

A stunning entrance hall with a coved ceiling, pendant light points, deep skirtings and oak flooring with underfloor heating. Timber doors open to the lounge, dining room, WC and the opening to the basement level. An opening gives access to the breakfast kitchen. A heavy oak door with an obscured double glazed panel opens to the side of the property.

Lounge

14’9 x 13’11 (4.50m x 4.24m)

A sizeable lounge with a front facing timber double glazed window, fitted blinds, coved ceiling, pendant light point with a decorative ceiling rose, decorative panelling and oak flooring with underfloor heating. Fitted furniture includes shelving and drawer units. The focal point of the room is the fireplace with an inset log burner, surround, mantel and hearth.

Dining Room

14’10 x 14’4 (4.52m x 4.37m)

Having a front facing timber double glazed window, fitted blinds, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points and oak flooring with underfloor heating. Fitted furniture includes bespoke bookshelves. The focal point of the room is the fireplace with a inset log burner, surround, mantel and hearth.

WC

Being fully tiled and having recessed lighting, extractor fan and a central heating radiator. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap.

Kitchen

14’11 x 14’10 (4.55m x 4.52m)

Having a rear facing timber double glazed window, recessed lighting, pendant light point, central heating radiator and tiled flooring. A range of fitted base/wall and drawer units incorporate a Quartz work surface, tiled splash back and an inset 2.0 bowl sink with a chrome mixer tap. A separate central island has a matching work surface and the provision for four chairs. Appliances include a Neff microwave and a dishwasher. An opening gives access to the utility room and a timber door with a double glazed panel opens to the rear of the property.

Utility Room

With a rear facing timber double glazed window, recessed lighting, extractor fan, data point, deep skirtings and tiled flooring. A range of fitted base/wall units incorporate a Quartz work surface, tiled splash back and a 1.0 bowl, stainless steel sink with a chrome mixer tap.

From the entrance hall, an opening gives access to a staircase that descends to the lower ground floor.

LOWER GROUND FLOOR

Hallway

Having recessed lighting and oak flooring. Fitted furniture includes a cupboard with shelving. An oak door opens to the study/bedroom 4.

Study/Bedroom 4

13’5 x 12’9 (4.09m x 3.89m)

Having a side facing timber double glazed window, fitted blinds, recessed lighting, central heating radiator, TV/ aerial point and oak flooring. Timber doors open to a large storage cupboard.

From the entrance hall, a staircase with a balustrade rises to the first floor.







DINING ROOM





LOUNGE



KITCHEN



DINING ROOM



UTILITY ROOM



FIRST FLOOR

Landing

With a side facing timber double glazed window, coved ceiling, pendant light point, deep skirtings and oak flooring with underfloor heating. A cupboard houses the underfloor heating valves. Oak doors open to the master bedroom, bedroom 2, family bathroom and bedroom 3.

Master Bedroom

14'9 x 14'7 (4.50m x 4.44m)

A beautiful master bedroom with a rear facing timber double glazed window, fitted blinds, coved ceiling, recessed lighting, data point and oak flooring with underfloor heating. A range of fitted furniture includes shelving, drawer units and long hanging. Access can be gained to loft storage. An oak door opens to the master en-suite bathroom.

Master En-Suite Bathroom

Having a rear facing double glazed obscured window, coved ceiling, recessed lighting, decorative panelling and tiled flooring with underfloor heating. A suite in white comprises a wall mounted WC and a wash hand basin with a black mixer tap and storage beneath. A freestanding bath has a black mixer tap. To one corner is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen/door.

Bedroom 2

14'10 x 14'1 (4.52m x 4.29m)

A double bedroom with a front facing timber double glazed window, fitted blinds, coved ceiling, recessed lighting, deep skirtings and oak flooring with underfloor heating. Fitted furniture includes drawer units, short/long hanging and shelving.

Family Shower Room

Being fully tiled with a front facing timber double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and underfloor heating. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen/door.

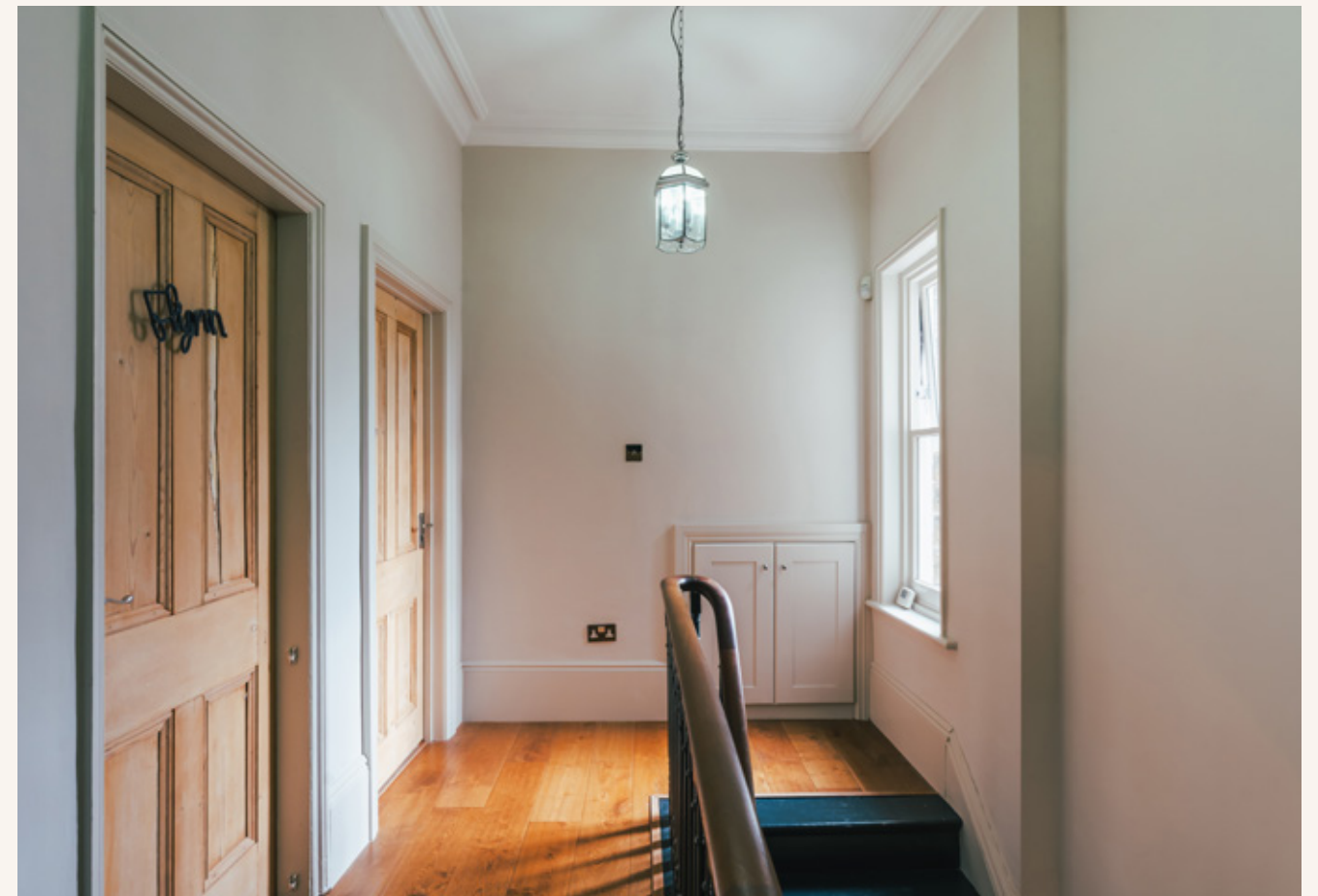
Bedroom 3

14'8 x 14'2 (4.47m x 4.32m)

Another double bedroom with a front facing timber double glazed window, coved ceiling, pendant light point, deep skirtings and oak flooring with underfloor heating. Fitted furniture includes shelving and long hanging.



LANDING



LANDING



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 3



EXTERIOR & GARDENS

Stone steps flanked by gravelled areas rise to the front of the property where there is exterior lighting and access can be gained to the main entrance door.

To left hand side is a path that continues to a pedestrian gate opening to the rear of the property.

To right hand side is a large driveway with off-road parking and access can be gained to the entrance hallway and garage.

Garage

With a black metal barn-style door.

To the rear of the property is a stone flagged path, exterior lighting and a water tap. Access can be gained to the kitchen. There is a covered seating terrace.

Beyond the path is a garden, mainly laid to lawn, with a variety of raised planters, a gravel seating area and a wood-chipped play area. The garden is fully enclosed. Within the garden is a shed, useful for storage.





GROUND & LOWER GROUND FLOOR

Ground Floor Approximate Floor Area:
883 SQ.FT. (82.0 SQ.M)

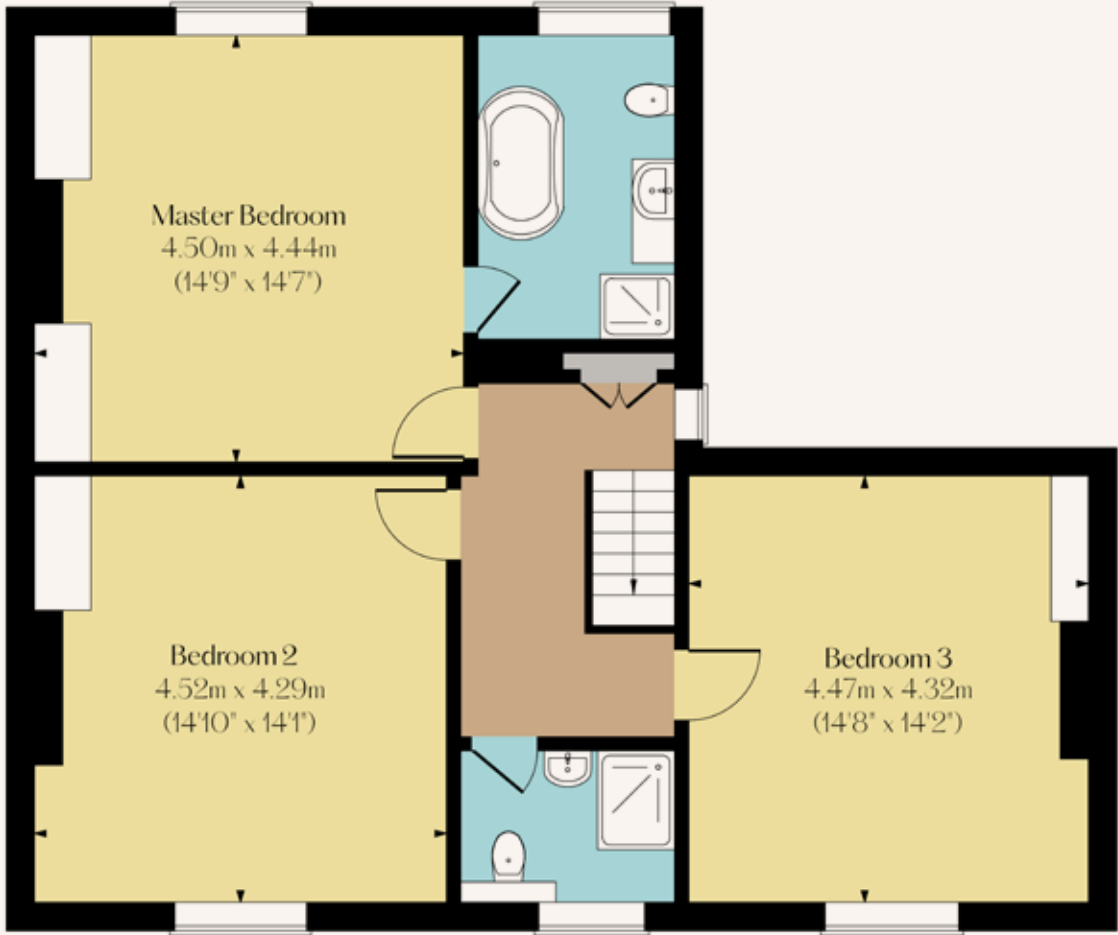
Lower Ground Floor Approximate Floor Area:
268 SQ.FT. (24.9 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
878 SQ.FT. (81.6 SQ.M)

Total Approximate Floor Area:
2029 SQ.FT. (188.5 SQ.M)



BEDROOMS 4	BATHROOMS 2
LIVING ROOMS 2	SQFT 2,029
TENURE Freehold	COUNCIL TAX D

Services

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

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & 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		81
69–80	C		
55–68	D	57	
39–54	E		
21–38	F		
01–20	G		

10 CAMBORNE ROAD

Sheffield, South Yorkshire, S6 1HN

Offers in Excess of
£500,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

blenheim.co.uk





BLENHEIM

HOMES THAT
move YOU

blenheim.co.uk