11
CAUSEWAY GLADE

BLENHEIM

SITTING IN ONE OF SHEFFIELD'S MOST HIGHLY DESIRABLE AREAS, WELCOME TO 11 CAUSEWAY GLADE.

This four bedroomed detached home is spacious throughout and offers living spaces that are well-suited to a family. This property is a good opportunity for a wide variety of purchasers, offers the scope for further development and is close to an abundance of local amenities.

ENTRANCE HALLWAY

Situated on the ground floor is the dining room that flows seamlessly into a beautiful lounge, which is adorned by natural light and ideal for hosting.

Completing the ground floor is a well-appointed kitchen, a utility room and WC. On the first floor is a spacious master bedroom suite with an en-suite shower room, three additional double bedrooms and the family bathroom. Externally, there is off-road parking, a double garage and to the rear is a fantastically maintained garden.

11 Causeway Glade is situated within Dore and has convenient access to local amenities, including shops, cafes, restaurants and public houses. Millhouses is accessible within a short drive, also offering a variety of supermarkets and public houses. There is good local private and state schooling in the area. Additionally, the property is ideally positioned for access to Sheffield city centre and the Dore & Totley train station which provides links to Manchester, Leeds, York and Nottingham. The Peak District National Park is a short drive away for visiting local villages and a host of countryside walking trails.

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

On the first floor: Landing, family bathroom, master bedroom, master en-suite shower room, bedroom 2, bedroom 4 and bedroom 3.

Outbuildings: Garage.

GROUND FLOOR

A UPVC door with a double glazed obscured panel and a matching side panel opens to the entrance hallway.

Entrance Hallway

Having a pendant light point and a central heating radiator. Timber doors open to the WC and storage cupboard. A timber door with glazed panels opens to the dining room.

WC

With a side facing UPVC double glazed obscured window, pendant light point and a central heating radiator. A suite comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap.

Storage Cupboard

Having a flush light point.

Dining Room

12'3 x 11'7 (3.74m x 3.52m)

Adorned by natural light with a front facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. A wide opening gives access to the lounge and a timber door opens to the dining room.

Lounge

18'10 x 12'6 (5.75m x 3.80m)

A large lounge with a rear facing UPVC double glazed window, rear facing UPVC double glazed panel, pendant light points, central heating radiators and a TV/aerial point. The focal point of the room is the electric fireplace with a decorative mantel, surround and hearth. A UPVC door with a double glazed panel opens to the rear of the property.

Kitchen

12'6 x 10'2 (3.80m x 3.10m)

Being well-appointed with a rear facing UPVC double glazed window, flush light points, tiled walls, central heating radiator and tiled flooring. A range of base/wall and drawer units incorporate a work surface, tiled splashbacks and an inset 2.0 bowl stainless steel sink with a chrome mixer tap. Integrated appliances include a Hotpoint range cooker with a four-ring gas hob and two ovens/grills. There is the provision for a dishwasher. A timber door opens to the utility room.

Utility Room

Having a front facing UPVC double glazed window, flush light point, tiled walls and tiled flooring. A base unit incorporates a work surface and an inset 1.0 bowl, stainless steel sink with a chrome mixer tap. There is the provision for a fridge, washing machine and a tumble dryer. A UPVC door with a double glazed panel opens to the left side of the property.

From the entrance hallway, a staircase with a timber handrail rises to the first floor.

DINING ROOM

LOUNGE

LOUNGE

DINING ROOM

LOUNGE

LOUNGE

KITCHEN

KITCHEN

FIRST FLOOR

Landing

Having a side facing UPVC double glazed obscured panel and pendant light points. Timber doors open to the family bathroom, master bedroom, bedroom 2, bedroom 4 and bedroom 3.

Family Bathroom

With a front facing UPVC double glazed obscured window, flush light point, tiled walls, shaver point and a central heating radiator. A suite in blue comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one wall is a panelled bath with traditional chrome taps, a fitted shower and a curtain rail.

Master Bedroom

12'6 x 11'6 (3.80m x 3.50m)

A good-sized master bedroom with a rear facing UPVC double glazed window, coved ceiling, recessed lighting and a central heating radiator. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

Having a rear facing UPVC double glazed obscured window, recessed lighting, tiled walls and a central heating radiator. A suite in cream comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 2

11'10 x 11'6 (3.60m x 3.50m)

A double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving. A timber door opens to a cupboard which houses the hot water cylinder.

Bedroom 4

9'3 x 6'11 (2.82m x 2.10m)

A further double bedroom with a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator.

Bedroom 3

12'6 x 10'6 (3.80m x 3.20m)

Another double bedroom with rear and side facing UPVC double glazed windows, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving.

MASTER BEDROOM

MASTER EN-SUITE SHOWER ROOM

MASTER BEDROOM

BEDROOM 2

BEDROOM 4

BEDROOM 3

EXTERIOR & GARDENS

To the front of the home is exterior lighting and a garden that is mainly laid to lawn with a planted border. To one side of the garden is a block paved drive that provides parking for one vehicle and access can be gained to the garage. Access can be gained to the main entrance door via stone steps.

Garage

21'0 x 14'1 (6.40m x 4.28m)

With an up-and-over door, light and power.

A block paved path continues to a wrought iron gate that opens to the left side of the property, which has exterior lighting and access can be gained to the utility room and double garage via a timber door. The path continues to the rear.

To the right side of the home is a block paved path with a timber gate opening to the rear.

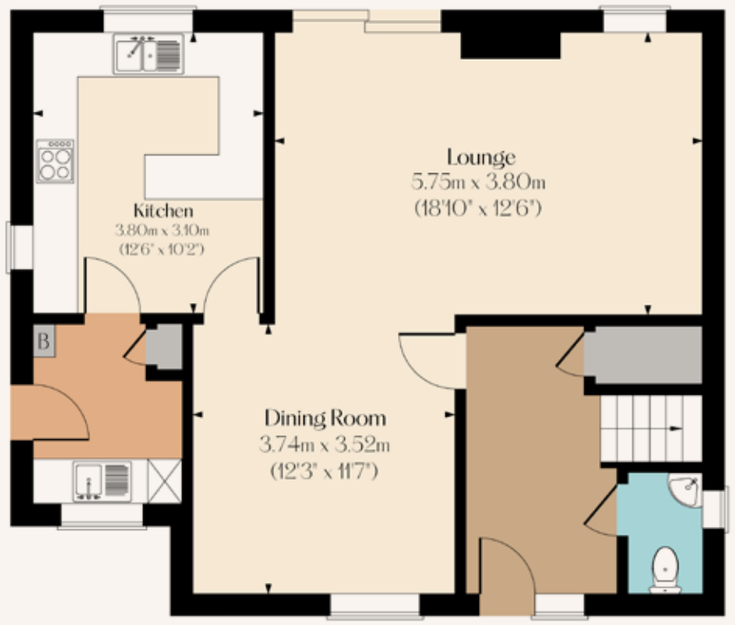
To the rear of the property is a large block paved patio and access can be gained to the lounge.

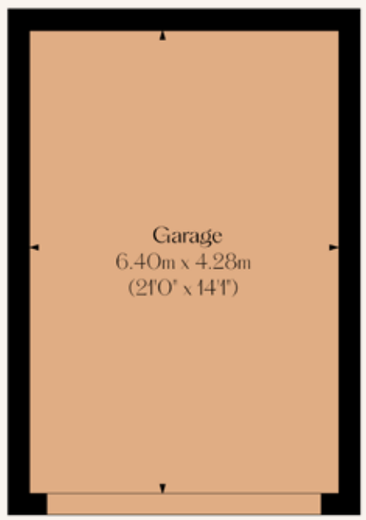
Beyond the patio is a garden that is mainly laid to lawn and has an array of plants, two mature trees, raised planters and a further stone flagged patio. The garden is fully enclosed by timber fencing and hedging.

GROUND FLOOR/ GARAGE

Ground Floor Approximate Floor Area:
703 SQ.FT. (65.3 SQ.M)

Garage Approximate Floor Area:
294 SQ.FT. (27.3 SQ.M)

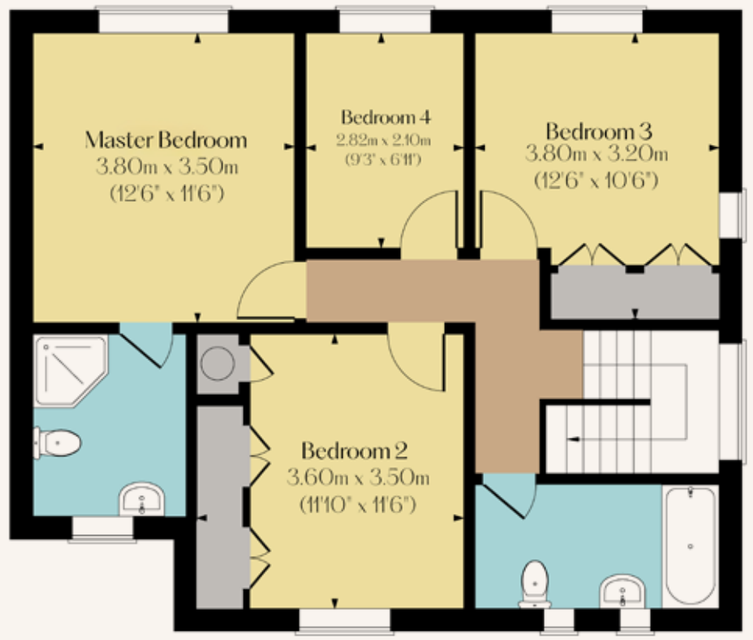




FIRST FLOOR

First Floor Approximate Floor Area:
703 SQ.FT. (65.3 SQ.M)

Total Approximate Floor Area (Including Garage):
1700 SQ.FT. (157.9 SQ.M)



BEDROOMS	BATHROOMS
4	2
LIVING ROOMS	**SQFT**
2	1,700
TENURE	**COUNCIL TAX**
Freehold	F

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		70
55–68	D	62	
39–54	E		
21–38	F		
01–20	G		

Services

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

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

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.

11 CAUSEWAY GLADE

Dore, Sheffield, South Yorkshire,
S17 3EZ

Offers in the Region of £650,000

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

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