26 Carsick View Road, Fulwood, Sheffield, S10 3LZ
Guide Price £700,000

ARCHERS
ESTATES















26 Carsick View Road, Fulwood, Sheffield, S10 3LZ
Guide Price £700,000
Council Tax Band: E

***Guide Price £700-725,000* A stunning four bedroom, two bathroom detached residence which has been architecturally designed to a high specification and is bursting with modern features including an open plan dining kitchen with access to a balcony, spacious rooms throughout, a master bedroom with apex window and a private courtyard garden space to the rear. Ideal for families, the property is located on a quiet road in Fulwood and enjoys far reaching views. Recently renovated throughout by the current vendors, the property is close to a wealth of amenities including shops and cafes, enjoys easy access to the universities and hospitals thanks to regular bus routes nearby and is within the catchment area of Hallam and Tapton schools. With double glazing, gas central heating and underfloor heating, the property in brief comprises; entrance hallway, bedroom four and utility room. To the first floor there is a landing area, open plan dining kitchen with separate wc and balcony off, living room with storage and sliding doors opening to the rear patio. To the second floor there is a bright and spacious landing area, three spacious bedrooms (the master with en-suite shower room) and a family bathroom. Outside, there is a double drive to the front and to the rear there is a private courtyard patio area. A viewing is imperative to appreciate the accommodation on offer - contact Archers Estates today! Freehold tenure, council tax band E.**

Entrance Hallway
Access to the property is gained through a front facing composite entrance door which leads into the wide and inviting hallway area. Having Amtico flooring, a tall radiator and staircase rising to the first floor, doors lead to the fourth bedroom/sitting room and utility room.

Bedroom Four/Sitting Room
A large and versatile room which could also be converted into two separate rooms if required, or even a self contained room with en-suite subject to the usual building regulations approval.. Currently in use as an office/games room, it could easily be a large bedroom and has a front facing upvc double glazed window and radiator.

Utility Room
A useful room which has space and plumbing for a washing machine and tumble dryer and fitted wall/base units with a laminated worksurface.

First Floor Landing Area
A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a tall side facing upvc double glazed window bringing much light into the area and a further staircase rising to the second floor. With a solid oak bannister and glass balustrade, a door leads to the open plan dining kitchen.

Open Plan Dining Kitchen
A stunning, larger than average room which must be seen to be fully appreciated. Taking advantage of far reaching views across Sheffield thanks to aluminium sliding doors to the front which open to the balcony, the room is ideal for families and has a kitchen and dining area, with immediate access to the rear living space. To the kitchen area there are modern styled fitted wall and base units with a quartz worksurface incorporating a ceramic sink and drainer unit and induction hob with extractor above. With integrated appliances including and electric oven and grill/microwave, a fridge freezer, dishwasher and wine cooler. There is also tiled flooring with underfloor heating, ample space for a dining table and chairs, a front facing upvc double glazed sash window and a door leads to the separate wc.

Separate WC
A useful addition which has a low flush wc, vanity wash basin, a radiator and underfloor heating.

Balcony
A fantastic addition to the property which is accessed directly from the kitchen area, having a glass balustrade and tiled flooring, this is perfect for al-fresco dining and relaxing, when the weather complies!

Living Room
A spacious yet quiet area of the home which is accessed via pocket doors from the dining kitchen, having LVT flooring, two tall radiators and upvc double glazed sliding doors opening to the rear patio. With built in storage cupboards, one housing the Baxi combi boiler.

Storage Room
Located within the living room area, there is ample space for storage in this room.

Second Floor Landing Area
A staircase ascends form the first floor landing area and leads to the second floor landing, which has two side facing upvc double glazed windows and three velux windows bringing much light into the area. With a solid oak bannister with glass balustrade insert and doors leading to rooms on this level.

Master Bedroom
An impressive, larger than average master bedroom which is bursting with natural light thanks to a sizeable front facing Origin Aluminium Premium Architectural Solution Apex windows, which has fitted plantation shutters. With fitted wardrobes, a dressing area, tall radiator and a door leading to the en-suite shower room.

En-Suite Shower Room
Having a modern suite comprising of a walk in double shower enclosure, vanity wash basin and a low flush wc. With tiled flooring, underfloor heating, a radiator and a side facing upvc double glazed window.

Bedroom Two
The second bedroom is another double sized room which has a large rear facing Origin Aluminium Premium Architectural Solution window overlooking the patio, a tall radiator and fitted wardrobes.

Bedroom Three
A spacious room which has a side facing upvc double glazed window and a radiator.

Family Bathroom
A gorgeous bathroom which has a modern suit comprising of a freestanding bathtub, a double sized walk in shower enclosure, vanity wash basin and low flush wc. With a side facing upvc double glazed window and skylight bringing in much light, a tall radiator and tiled flooring with underfloor heating.

Outside
To the front of the property there is a double driveway with immediate access to the entrance door and two paths lead up each side of the building (one of which provides shared access for a property behind) and gives access to the rear patio, which is a spacious and enclosed garden space having retaining walls surrounding and lighting.

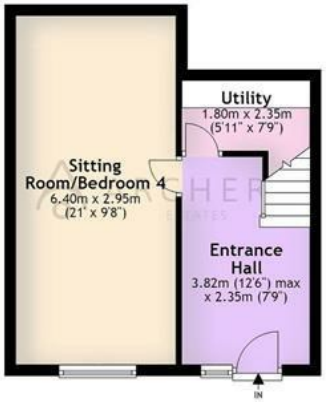








Ground Floor
Approx. 31.6 sq. metres (340.6 sq. feet)



First Floor
Approx. 59.9 sq. metres (644.8 sq. feet)
(excluding Balcony)



Second Floor
Approx. 59.5 sq. metres (640.3 sq. feet)



Loft
Approx. 10.7 sq. metres (115.5 sq. feet)



Outbuilding
Approx. 4.6 sq. metres (49.0 sq. feet)



Total area: approx. 166.3 sq. metres (1790.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

ARCHERS
ESTATES
41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
01142 683833
info@archersestates.co.uk
www.archersestates.co.uk

