1A
CAWTHORNE GROVE

BLENHEIM

1A

SET BACK FROM THE ROAD IN A COMMANDING POSITION, 1A CAWTHORNE GROVE IS A BEAUTIFULLY PRESENTED THREE BEDROOMED DETACHED RESIDENCE.

Offering sizeable living spaces and a pleasant rear garden, it is perfect for a wide variety of purchasers and has good access to local amenities.

ENTRANCE HALLWAY/OFFICE

On the ground floor is a welcoming entrance hall that is currently being used as an office.

Serving as the heart of the home is the living kitchen that comprises a kitchen with a variety of integrated appliances and a light-filled living area with bi-folding doors opening to the rear garden. Completing the ground floor is the utility room and WC. The first floor houses the bedrooms, including a good-sized master bedroom, two additional double bedrooms and the family bathroom. Externally, the home has two off-road parking spaces to the front and at the rear is a delightful garden with a raised seating terrace.

The property is positioned with convenient access to Millhouses, which offers a host of supermarkets, restaurants, shops, cafes and public houses, whilst the amenities of Woodseats are also located a short distance away. Within a short walk from the property are Millhouses Park, Ecclesall Woods and Graves Park. The property is also well-placed for good local schooling and is a short drive away from the Peak District and Sheffield City Centre. From the nearby Dore & Totley train station, rail journeys can be made to Manchester, Leeds, York and Nottingham.

The property briefly comprises of on the ground floor: Entrance hallway/office, WC, kitchen, living area and utility room.

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

GROUND FLOOR

A composite door with double glazed obscured panels opens to the entrance hallway/office.

Entrance Hallway/Office

Having a side facing double glazed obscured panel, recessed lighting, central heating radiator and LVT flooring. Timber doors open to the storage cupboard, WC and the living kitchen.

WC

With recessed lighting, an extractor fan and LVT flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap.

Living Kitchen

A light-filled living kitchen comprising a kitchen and living area.

Kitchen

12'0 x 10'10 (3.65m x 3.30m)

With rear facing UPVC double glazed windows, a side facing UPVC double glazed panel, recessed lighting, pendant light point, a central heating radiator and LVT flooring. A range of fitted base/wall and drawer units incorporate a work surface, spotlights and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include two ovens, a microwave, a Lamona induction hob, extractor hood and a dishwasher. An opening gives access to the living area.

Living Area

22'6 x 10'8 (6.85m x 3.26m)

Having a side facing UPVC double glazed panel, pendant light point, central heating radiator and LVT flooring. UPVC double doors with double glazed panels open to the front of the property and aluminium bi-folding doors with double glazed panels open to the rear of the property.

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

LIVING AREA

KITCHEN

LIVING AREA

KITCHEN

KITCHEN

LIVING AREA

FIRST FLOOR

Landing

Having a Velux roof window, pendant light point and a central heating radiator. Timber doors open to the master bedroom, family bathroom, bedroom 2 and bedroom 3.

Master Bedroom

11'3 x 10'4 (3.42m x 3.16m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

With a rear facing UPVC double glazed obscured panel, recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall, a separate shower enclosure has a fitted shower and a glazed screen/door.

Family Bathroom

Having a Velux roof window, recessed lighting, partially tiled walls, extractor fan, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a panelled bath with a chrome mixer tap. To another wall is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen/door.

Bedroom 2

10'8 x 10'4 (3.25m x 3.16m)

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

Bedroom 3

11'6 x 9'1 (3.50m x 2.77m)

Another double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator.

BEDROOM 3

LANDING

MASTER BEDROOM

BEDROOM 2

MASTER EN-SUITE SHOWER ROOM

FAMILY BATHROOM

BEDROOM 2

EXTERIOR & GARDENS

To front is a driveway with parking for two vehicles that is flanked by bark chippings.

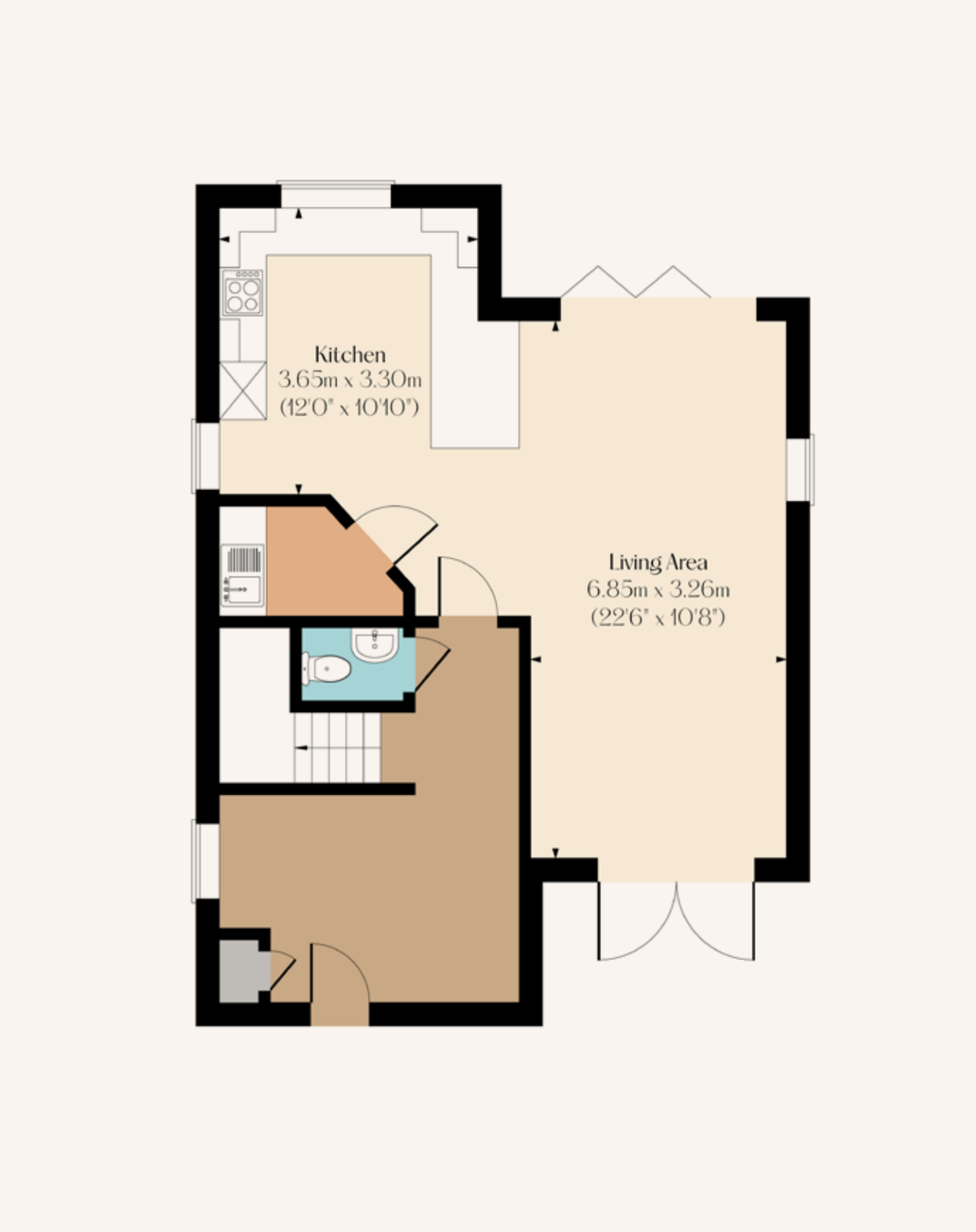
Steps rise to the front of property, where there is exterior lighting. Access can be gained to the living area and main entrance door.

Pathways to the left and right side of the property continue to the rear, where there is exterior lighting, external power, a water tap and a stone flagged patio. Beyond the patio is an astro-turf lawn with a raised seating terrace. The rear is fully enclosed.

GROUND FLOOR

Ground Floor Approximate Floor Area:
660 SQ.FT. (61.3 SQ.M)

Total Approximate Floor Area:
1279 SQ.FT. (118.8 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
619 SQ.FT. (57.5 SQ.M)

BEDROOMS	BATHROOMS
3	2
LIVING ROOMS	**SQFT**
1	1,279
TENURE	**COUNCIL TAX**
Freehold	TBC

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		92
81–91	B	83	
69–80	C		
55–68	D		
39–54	E		
21–38	F		
01–20	G		

Services

Mains gas, mains electricity, mains water 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.

1A CAWTHORNE GROVE

Sheffield, South Yorkshire, S8 0NB

Offers in the Region of £475,000

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

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