



The Works

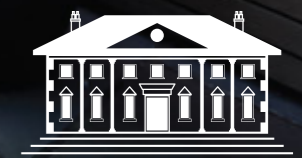
2 Greenfield Drive, Greenhill



Blenheim
Park Estates



A Stunning Two/Three Bedroomed
Home with a Modern Twist...





The Works

Welcome to The Works

Offered for sale to the open market for the first time in its history and with the benefit of no chain, 2 Greenfield Drive is a unique gem nestled in the sought-after area of Greenhill. This stunning two/three bedroomed residence has undergone extensive renovations, resulting in an energy efficient home that is conveniently set across one floor and has all of the contemporary elements that are expected for 21st century living.

Upon entering the property, you are transported into a tranquil environment that is filled with natural light. The open plan living kitchen is a space all of the family can enjoy, with flexible areas for relaxing, dining and a seamless connection to the outside through bi-folding doors. To one corner of the living kitchen is the high-quality fitted kitchen, incorporating granite work surfaces, smart LED lighting and a range of integrated appliances including a smart Samsung convection oven and warming drawer.

A central hallway runs from the living kitchen and provides access to a bedroom suite, occasional room and the family shower room. Located at the end of the hallway is the impressive master bedroom suite. A well-appointed en-suite bathroom leads seamlessly into the spacious bedroom, which sits beneath a vaulted ceiling that is adorned by exposed beams and two Velux roof windows that fill the room with natural light. Each of the three bathrooms have smart towel radiators and de-misting LED mirrors.

The exacting specification of this home has been carefully considered for modern standards and executed with excellent attention to detail. The notable features are aluminium double glazed windows, under floor heating throughout with zones for each room, LED lighting, integrated ceiling speakers in the living kitchen and premium Karndean flooring. The property also has the advantage of a Ring camera and lighting system.

Externally, 2 Greenfield Drive has a stone flagged parking area for one vehicle and a gated, south-facing courtyard that offers a pleasant retreat for outdoor dining with family and friends. To one side of the home, there is also a bin store and a lawned garden that is bordered by dry stone walling and hedging.

2 Greenfield Drive is positioned in the popular location of Greenhill, with easy access to local amenities such as public houses, cafes and shops. A short distance away is the St James Retail Park, which contains big brands including Aldi, M&S, Next and Superdrug. For those seeking outdoor spaces not too far away from their next home, Graves Park and two golf courses are reachable within a short drive. The property also has good access to Sheffield city centre and the Peak District is conveniently accessible.

The property briefly comprises of on the ground floor: Open plan living kitchen, utility room, hallway, bedroom 3, bedroom 2, en-suite shower room, occasional room/bedroom, family shower room, master en-suite bathroom and master bedroom.

Ground Floor

An aluminium entrance door with a double glazed panel opens to the:

Open Plan Living Kitchen

An outstanding open plan living kitchen that offers ample space

for cooking, dining and relaxing.

Living/Dining Room

37'5 x 11'8 (11.40m x 3.56m)

Having side facing aluminium double glazed panels, Velux roof window, recessed lighting, built-in ceiling speakers, wall mounted light points and Karndean herringbone flooring with under floor heating. An aluminium door with a double glazed obscured panel also opens to the right side of the property.



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An Outstanding Living Kitchen,
Filled with Natural Light...



Kitchen

27'5 x 11'9 (8.36m x 3.59m)

Having Velux roof windows, recessed lighting, built-in ceiling speakers and Karndean herringbone flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, feature LED lighting and an inset 1.0 bowl stainless steel sink with a black Pronteau boiling water tap. A central island has a matching granite work surface that extends to provide space for four chairs. The integrated appliances include a large four-ring Lamona induction hob with a downdraft extractor fan, smart Samsung convection oven, warming drawer, Lamona dishwasher and a Lamona full-height fridge/freezer. Bi-folding aluminium doors with double glazed panels and matching panels above open to the courtyard. A sliding pocket door opens to the utility room and an opening gives access to a hallway.



A Contemporary Kitchen, Featuring
Five Integrated Appliances







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Substantially Renovated Throughout to Create an Outstanding Home with a Flexible Layout and High Specification

Kitchen

27'5 x 11'9 (8.36m x 3.59m)

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Utility Room

Having a Velux roof window, extractor fan, recessed lighting and Karndean herringbone flooring with under floor heating. There is a fitted base unit with a matching work surface and an inset 1.0 bowl stainless steel sink with a nickel mixer tap. The appliances include a Beko washing machine and a Beko tumble dryer.

Hallway

Connecting the remainder of the living spaces and having recessed lighting, exposed brick, wall mounted light point and Karndean herringbone flooring with under floor heating. Sliding pocket doors open to bedroom 2, occasional room/bedroom, family shower room and master en-suite bathroom.

Bedroom 2

9'8 x 7'4 (2.94m x 2.24m)

Having a side facing aluminium double glazed window, recessed lighting and Karndean herringbone flooring with under floor heating. A sliding pocket door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Having recessed lighting, extractor fan, smart control heated towel rail, illuminated de-misting vanity mirror and Karndean herringbone flooring with under floor heating. There is a suite in white, which comprises of a RAK Ceramics low-level WC and a wall mounted wash hand basin with a black mixer tap and storage beneath. Also having a fully tiled shower enclosure with a fitted rain head shower, an additional hand shower facility and a bi-folding glazed screen/door.

Occasional Room/Bedroom

14'5 x 8'2 (4.40m x 2.50m)

Having a Velux roof window, recessed lighting and Karndean

herringbone flooring with under floor heating.

Family Shower Room

A modern shower room with a side facing aluminium double glazed obscured window, recessed lighting, extractor fan, fully tiled walls, smart control heated towel rail, illuminated de-misting vanity mirror and Karndean herringbone flooring with under floor heating. There is a suite in white, which comprises of a RAK Ceramics low-level WC and a wash hand basin with a black mixer tap and storage beneath. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Master En-Suite Bathroom

A luxurious en-suite bathroom with a rear facing aluminium double glazed obscured window, recessed lighting, extractor fan, fully tiled walls, smart control heated towel rail, illuminated de-misting vanity mirror and Karndean herringbone flooring with under floor heating. There is a suite in white, which comprises of a RAK Ceramics low-level WC and a wall mounted wash hand basin with a black mixer tap and storage beneath. Also having a bath with a black mixer tap. To one corner, there is a large walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen. A wide opening gives access to the master bedroom.

Master Bedroom

20'8 x 13'4 (6.33m x 4.07m)

A spacious bedroom that sits beneath a tall vaulted ceiling with Velux roof windows and exposed timber beams. The bedroom is filled with natural light and comprises rear facing aluminium double glazed obscured windows, recessed lighting, wall mounted light points and Karndean herringbone flooring with under floor heating.

Exterior and Gardens

Alongside Greenfield Drive is a stone flagged parking area for one vehicle, which has a timber pedestrian gate opening to the right side of the property. From Greenfield Drive, black timber gates open to the front of the house where there is a south-facing, stone flagged courtyard. A pleasant area for comfortable seating, the courtyard has exterior lighting and a water tap. Access can be gained to the main entrance door and bi-folding doors also open to the living kitchen.

Accessed from the living kitchen and parking area, the right side of the property has a garden that is mainly laid to lawn with a planted tree, exterior lighting and a stone flagged area for bin storage. The borders of the garden incorporate stone walling, hedging and timber fencing.





Master Bedroom
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A Well-Proportioned Master
Bedroom with a Vaulted Ceiling





Master En-Suite Bathroom

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Bedroom 2 En-Suite Shower Room

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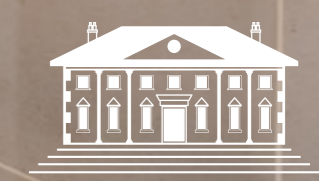
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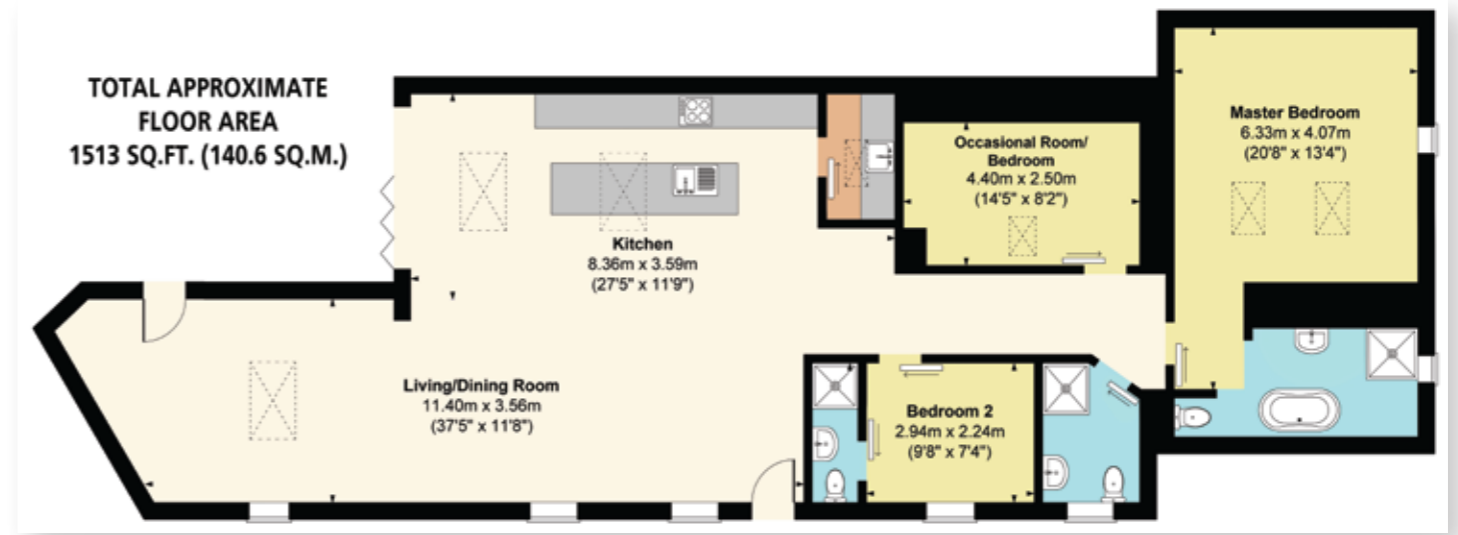
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Family Shower Room

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Exterior and Gardens Continued

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Occupying a Corner Plot
within Greenhill Village



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, mains electric, mains water and mains drainage. There is Virgin fibre broadband available and the mobile signal quality is very good.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: Further information can be discussed with a sales consultant regarding the title. The flood risk is very low.

Conservation Area: The property is located in the Greenhill Conservation Area.

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.



The Works
2 Greenfield Drive, Greenhill,
Sheffield, South Yorkshire S8 7SL
£525,000