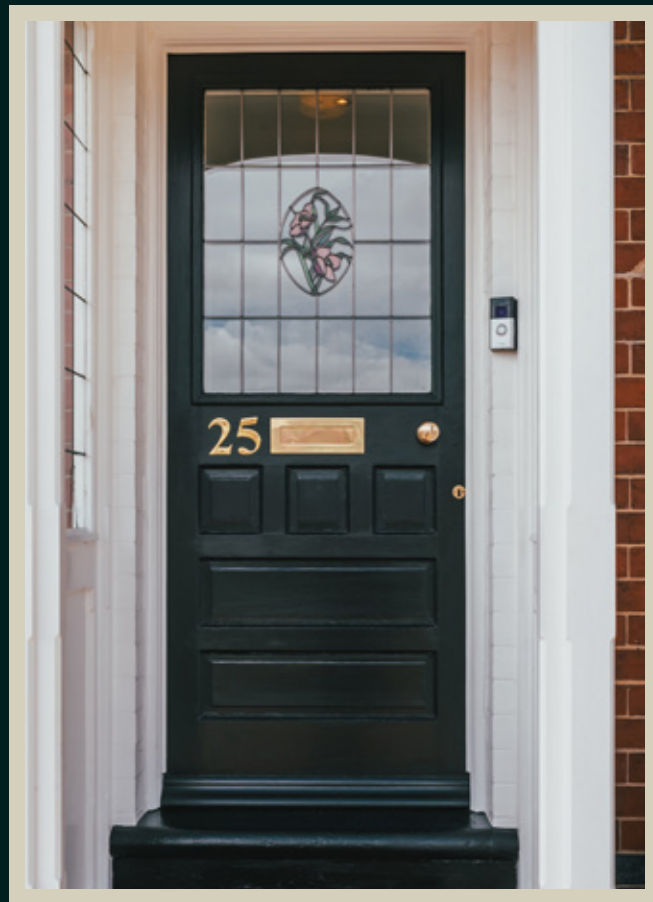


# 25 ABBEY CRESCENT



BLENHEIM



25

WELCOME TO 25 ABBEY CRESCENT,  
A FABULOUS THREE BEDROOMED  
DETACHED HOME THAT OCCUPIES  
A SIZEABLE PLOT.

*Offering outstanding living spaces and a well-maintained private rear garden backing onto Ecclesall woods, this home is well-suited to a family looking for a beautiful home in a sought-after area of Sheffield.*



LOUNGE



Across the ground floor, are a stunning bow-windowed lounge with a gas fireplace and a well-appointed breakfast kitchen.

Across the ground floor, are a stunning bow-windowed lounge with a gas fireplace and a well-appointed breakfast kitchen. Perfectly suited for hosting and entertaining, is the dining room, where bi-folding doors open up to a covered seated terrace, connecting inside to outside seamlessly. There is also a WC, a utility room and access to the garage.

The first floor houses the master bedroom with its modern en-suite shower room, two additional bedrooms, a WC and a family bathroom. Externally, the property has off-road parking to the front, and to the rear is a delightful garden with a covered terrace and mature plants. At the top of the garden is a well-equipped office that is ideal for home working or other activities.

25 Abbey Crescent is located in Beauchief within a pleasant cul-de-sac. The property has good access to the nearby amenities of Millhouses, including shops, supermarkets, cafes, public houses and restaurants. The property is also within walking distance to Millhouses Park and Ecclesall Woods, which both provide great walking trails. There is good local schooling within the area. Additionally, the property is conveniently positioned for access to Sheffield city centre, and the Dore & Totley train station provides rail 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 within Derbyshire.

**The property briefly comprises of on the ground floor:** Entrance hall, under-stairs storage cupboard, lounge, breakfast kitchen, pantry, dining room, back porch, utility room, garage and WC.

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



LOUNGE

# GROUND FLOOR

*A heavy timber door with a double glazed panel opens to the entrance hall.*

## Entrance Hall

With front and side facing UPVC double glazed windows, coved ceiling, recessed lighting and a central heating radiator. Timber doors open to the under-stairs storage cupboard, lounge and breakfast kitchen.

## Lounge

13'11 x 12'10 (4.25m x 3.92m)

A fabulous lounge having a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator with a decorative cover and a TV/aerial point. The focal point of the room is the gas fireplace with a mantel, surround and hearth. A timber door opens to the dining room.

## Breakfast Kitchen

9'10 x 9'10 (3.00m x 3.00m)

A well-appointed breakfast kitchen with side and front facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator and tiled flooring. There are a range of fitted base/wall and drawer units incorporating a work surface, tiled splash backs, under-counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a John Lewis four-ring induction hob, extractor hood, AEG oven, Bosch dishwasher and there is the provision for a microwave. Timber doors open to the dining room and pantry. A timber door with a glazed panel opens to the back porch.

## Pantry

Having a pendant light point, tiled flooring, fitted shelving and the provision for a fridge/freezer.

## Dining Room

17'11 x 13'0 (5.47m x 3.97m)

A fabulous reception room with a side facing UPVC double glazed obscured window, coved ceiling, pendant light point, wall mounted light points and central heating radiators. The focal point of the room is the gas fireplace with a timber mantel, marble surround and hearth. UPVC bi-folding doors with double glazed panels open to the rear of the property.

## Back Porch

Having a pendant light point. Timber doors open to the utility room, garage and WC. UPVC double doors with double glazed panels open to the rear of the property.

## Utility Room

5'3 x 3'11 (1.60m x 1.20m)

With a pendant light point and a fitted work surface. There is the provision for a washing machine/tumble dryer.

## Garage

33'10 x 10'8 (10.32m x 3.25m)

The double-length garage has substantial timber double doors and enhanced ceiling height, perfectly suited for housing a camper van or caravan. Having two rear facing UPVC double glazed windows, power and lighting.

## WC

With a pendant light point, partially tiled walls and tiled flooring. The suite in white comprises a low-level WC and a wall-mounted wash hand basin with a chrome mixer tap.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



DINING ROOM

# FIRST FLOOR

From the entrance hall, a staircase with a timber handrail and balustrading rises to the:

## First Floor

## Landing

Having a side facing UPVC double glazed window, coved ceiling, recessed lighting and a central heating radiator with a decorative cover. There is fitted furniture including a cupboard which houses the boiler. Access can be gained to the loft. Timber doors open to the family bathroom, master bedroom, bedroom 2, bedroom 3 and WC.

## Family Bathroom

With a front facing UPVC double glazed obscured window, flush light point, extractor fan, partially tiled walls, central heating radiator and tiled flooring. There is a wash hand basin with traditional chrome taps and storage beneath. To one wall is a panelled bath with a chrome mixer tap, an additional hand shower facility, a fitted shower and a glazed screen.

## Master Bedroom

13'1 x 13'1 (4.25m x 4.00m)

A fantastic master bedroom having a front facing UPVC double glazed bow window, coved ceiling, pendant light point, recessed lighting and a central heating radiator. A timber door opens to the master en-suite shower room.

## Master En-Suite Shower Room

Being fully tiled with a side facing UPVC double glazed obscured window, a flush light point and a chrome heated towel rail. The suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. There is a separate shower enclosure with a fitted shower and a glazed screen/door.

## Bedroom 2

13'1 x 13'1 (4.00m x 4.00m)

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

## Bedroom 3

10'5 x 9'6 (3.18m x 2.90m)

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

## WC

With a side facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. There is an all-in-one unit comprising a WC, a wash hand basin above and a chrome mixer tap.



BEDROOM 2



BEDROOM 3



MASTER BEDROOM

# EXTERIOR & GARDENS

To the front of the property, there is exterior lighting, an electric car charging point, mature hedging, a raised planter with mature plants and a rockery. A large stone flagged drive provides off-road parking for two vehicles. Access can be gained to the garage. Stone steps rise to the main entrance door.

To the left-hand side of the property, a path leads to a timber pedestrian gate, where access can be gained to the rear.

To the rear, is a large, covered terrace with exterior lighting, external power, a glazed aluminium cover and composite decking. Access can be gained to the dining room, back porch and garage. Composite steps rise to the garden.

The garden is mainly laid to lawn with mature hedging, trees and a raised planter. A stone flagged ramp rises to the garden shed/greenhouse. Stone steps rise to the office.

## Office

17'0 x 9'11 (5.17m x 3.02m)

With UPVC double glazed windows, power and timber flooring. Double doors with double glazed panels open to the garden.

The garden is enclosed by mature hedging and fencing.





# GROUND FLOOR/ OUTSIDE

Total Approximate Floor Area (Including Outbuilding):  
1860 SQ.FT. (172.7 SQ.M)

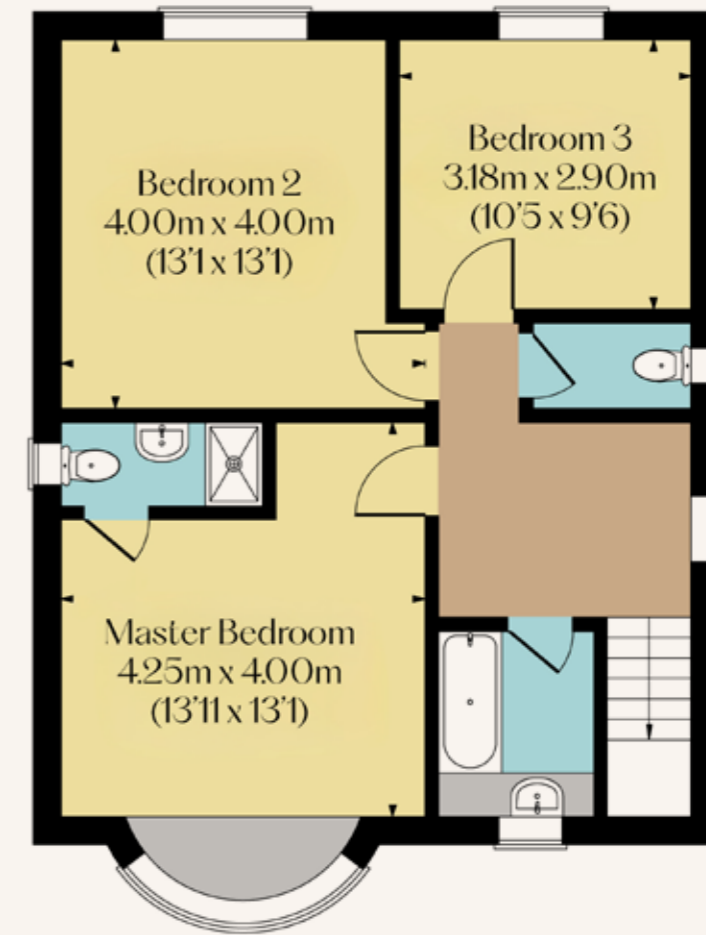
Ground Floor Approximate Floor Area (Including Garage):  
1063 SQ.FT. (98.7 SQ.M)

Office Approximate Floor Area:  
168 SQ.FT. (15.6 SQ.M)



# FIRST FLOOR

First Floor Approximate Floor Area:  
629 SQ.FT. (58.4 SQ.M)



BEDROOMS <b>3</b>	BATHROOMS <b>2</b>
LIVING ROOMS <b>3</b>	SQFT <b>1,860</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>E</b>

## Services

Mains gas, mains electricity, mains water, mains drainage.  
The broadband is fibre and the mobile phone 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		
69-80	C		77
55-68	D		
39-54	E	50	
21-38	F		
01-20	G		

# 25 ABBEY CRESCENT

Sheffield, South Yorkshire S7 2QX

Offers in Excess of  
£750,000

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

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