

# MOSCAR EDGE



BLENHEIM



# WELCOME TO MOSCAR EDGE, A STUNNING FIVE BEDROOMED DETACHED HOME THAT OFFERS GENEROUSLY SIZED LIVING SPACES THROUGHOUT.

*With a well-appointed kitchen and a welcoming, light-filled lounge/dining room, it is ideal for a growing family. There is also a wonderful exterior with far-reaching views of the local countryside.*





KITCHEN

On the ground floor are the main living areas, including a fantastic lounge/dining room, a versatile playroom and the formal dining room with skylights.

The heart of the home is the efficiently arranged kitchen with integrated appliances and completing the ground floor is the utility room and WC.

The first floor contains the bedrooms, including a wonderful master bedroom suite, three additional double bedrooms and the family bathroom. On the second floor is an additional bedroom and an enticing reception room. Externally, there is a wonderful lawned garden to the front with scenic countryside views, a double garage with a first floor, two further outbuildings, a small paddock and a secondary paddock.

The property is located in Hollow Meadows, which is close to the amenities of Crosspool. The A57 is easily accessible for onward journeys to both Manchester and Sheffield. An array of local walking trails are available from the doorstep, and popular Peak District locations such as Hope Valley and Hathersage can be reached in around a 10 minute commute.

**The property briefly comprises of on the ground floor:** Entrance vestibule, entrance hallway, under-stairs storage cupboard, kitchen, playroom/bedroom 6, utility room, WC, formal dining room, lounge and dining room.

**On the first floor:** Landing, family bathroom, master bedroom, master en-suite shower room, bedroom 5, bedroom 4 and bedroom 3.

**On the second floor:** Reception room and bedroom 2.

**Outbuildings:** Double garage, outbuilding 1 and outbuilding 2.

# GROUND FLOOR

*A heavy timber door opens to the entrance vestibule.*

## Entrance Vestibule

Having a pendant light point. A composite door with a double glazed panel opens to the:

## Entrance Hallway

Having a pendant light point and a central heating radiator. Oak doors open to the under-stairs storage cupboard, kitchen and lounge.

## Under-Stairs Storage Cupboard

With a light point.

## Kitchen

19'7 x 12'10 (5.97m x 3.90m)

A well-appointed kitchen with a front facing UPVC double glazed bay window, recessed lighting, central heating radiator and timber flooring. A range of fitted base/wall and drawer units incorporate a work surface and splashbacks. A separate central island has a matching work surface and a 1.5 bowl sink with a chrome mixer tap. Appliances include a CDA four-ring gas hob, extractor hood and a wine cooler. There is the provision for a fridge/freezer. Oak doors open to the playroom/bedroom 6, utility room and WC. Double oak doors with double glazed panels open to the dining room. A UPVC door with an obscured double glazed panel opens to the rear of the property.

## Playroom/Bedroom 6

15'6 x 14'10 (4.72m x 4.51m)

A versatile room with front and side facing UPVC double glazed windows, flush light points and a central heating radiator.

## Utility Room

Having side and rear facing UPVC double glazed windows and a pendant light point. A base and wall 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 washing machine and tumble dryer.

## WC

With a flush light point, extractor fan, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with traditional chrome taps.

## Formal Dining Room

27'6 x 11'11 (8.37m x 3.63m)

An impressive formal dining room with sky lights, rear facing UPVC double glazed windows, pendant light points and a central heating radiator. An oak door opens to the lounge/ dining room. Double UPVC doors with double glazed panels open to the left side of the property and sliding UPVC doors with double glazed panels opens to the right side of the property.

## Lounge

19'10 x 10'9 (6.04m x 3.27m)

Having recessed lighting, central heating radiator and a TV/ aerial point. An opening gives access to the dining room.

## Dining Room

13'1 x 11'3 (4.00m x 3.44m)

Having recessed lighting, central heating radiator and a TV/ aerial point. An opening gives access to the dining room.

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



KITCHEN VIEW





LOUNGE & DINING ROOM



PLAYROOM/BEDROOM 6



FORMAL DINING ROOM

# FIRST & SECOND FLOORS

## Landing

Having a rear facing double glazed obscured panel and a pendant light point. Oak doors open to the family bathroom, master bedroom, bedroom 5 and bedroom 4.

## Family Bathroom

With a rear facing UPVC double glazed obscured bay window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap, a fitted shower and an additional hand shower facility.

## Master Bedroom

20'10 x 10'7 (6.34m x 3.22m)

A double bedroom with a front facing UPVC double glazed bay window, front facing UPVC double glazed window, recessed lighting and central heating radiators. An oak door opens to the master en-suite shower room.

## Master En–Suite Shower Room

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. A suite comprises a low-level WC, a pedestal wash hand basin with a chrome mixer tap, a bidet with a chrome mixer tap and a urinal. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door. An oak doors open opens to a storage cupboard.

## Bedroom 5

7'3 x 6'3 (2.20m x 1.90m)

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

## Bedroom 4

11'0 x 10'8 (3.35m x 3.24m)

A further double bedroom with front and side facing UPVC double glazed windows, pendant light point, TV/aerial point and a central heating radiator. A timber door opens to bedroom 3.

## Bedroom 3

11'10 x 8'9 (3.35m x 2.66m)

Another generous double bedroom with a side facing UPVC double glazed window, pendant light point, TV/aerial point and a central heating radiator.

From the landing, a staircase rises to the second floor.

## Second Floor

## Reception Room

Having a side facing UPVC double glazed windows, pendant light point and a central heating radiator. A timber door opens to bedroom 2.

## Bedroom 2

21'6 x 12'6 (6.55m x 3.81m)

A large double bedroom with Velux roof windows, a side facing UPVC double glazed window, pendant light point and a central heating radiator.



LANDING



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 4



BEDROOM 5







# EXTERIOR & GARDENS

From Manchester Road, wrought iron gates open to a large driveway with parking for six vehicles. To the front of the property, there is exterior lighting and access can be gained to the main entrance door and double garage.

To the front is a large garden, mainly laid to lawn, with mature trees and is partially surrounded by stone walling.

## Double Garage

20'5 x 18'1 (6.22m x 5.76m)

With two rolling shutter doors, a side facing window, light and power. The garage has a room upstairs with a roof window, light and power.

A stone flagged path running continues to outbuilding 1.

## Outbuilding 1

10'2 x 6'7(3.11m x 2.00m)

With windows.

To the rear of the property is an area laid to lawn with plants. A UPVC timber effect door opens to outbuilding 2.

## Outbuilding 2

19'8 x 7'7 (6.00m x 2.30m)

Having front facing UPVC timber effect windows.

To the right side of the property is a further area, mainly laid to lawn with hedging a timber gate opens to a small paddock.



\*IMAGE FOR ILLUSTRATION PURPOSES ONLY



# GROUND & FIRST FLOORS

Ground Floor Approximate Floor Area:  
1450 SQ.FT. (134.7 SQ.M)

First Floor Approximate Floor Area:  
755 SQ.FT. (70.1 SQ.M)

Total Approximate Floor Area (Inc. Garage & Outbuildings):  
3557 SQ.FT. (330.5 SQ.M)



# SECOND FLOOR & OUTBUILDINGS

Second Floor Approximate Floor Area:  
468 SQ.FT. (43.5 SQ.M)

Outbuildings Approximate Floor Area:  
215 SQ.FT. (20.0 SQ.M.)

Garage Approximate Floor Area:  
669 SQ.FT. (62.2 SQ.M.)



|                    |                                            |
|--------------------|--------------------------------------------|
| BEDROOMS<br>5/6    | BATHROOMS<br>2                             |
| LIVING ROOMS<br>3  | SQFT (INC. GARAGE & OUTBUILDINGS)<br>3,557 |
| TENURE<br>Freehold | COUNCIL TAX<br>E                           |

Services

Mains electricity, mains gas, borehole water supply and a septic tank. There is broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There is a covenant. 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             | 73      | 80        |
| 55–68 | D             |         |           |
| 39–54 | E             |         |           |
| 21–38 | F             |         |           |
| 01–20 | G             |         |           |

# MOSCAR EDGE

Hollow Meadows, Sheffield  
South Yorkshire, S6 6GL

Offers in the Region  
of £649,950

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

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