

69 EVERARD AVENUE



BLENHEIM



WELCOME TO 69 EVERARD AVENUE,
A GOOD-SIZED FIVE BEDROOMED
HOME LOCATED IN A SOUGHT-
AFTER AREA.

*With two light-filled reception rooms, a well-appointed
kitchen and a pleasant rear garden, this is the perfect
home for a growing family.*





ENTRANCE HALLWAY

On the ground floor are the main living areas, including a beautiful lounge with a decorative fireplace, a dining room and the kitchen.

Completing the ground floor is the utility room and WC. On the first floor is a large master bedroom suite, three additional double bedrooms, a further bedroom/office, bathroom and a WC. Externally, the property benefits from having off-road parking to the front and a beautiful garden to the rear, featuring an array of plants, trees and a raised seating terrace.

69 Everard Avenue has good access to the amenities of Bradway offering shops, public houses, cafes and local schooling, including Bradway Primary School and Mercia Secondary School. Conveniently located a short drive away is St James Retail Park. The property is also a short distance from Dore and Totley Golf Club and a short drive to the Peak District National Park and Sheffield's city centre.

The property briefly comprises of on the ground floor: Entrance hallway, lounge, dining room, kitchen, pantry, utility room, WC and garage.

On the first floor: Landing, master bedroom, master en-suite shower room, bedroom 2, bedroom 3/office, cupboard, bathroom, bedroom 4, WC and bedroom 5.

GROUND FLOOR

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

Entrance Hallway

With a pendant light point and a central heating radiator. Timber doors open to the lounge and kitchen.

Lounge

16'3 x 10'9 (4.96m x 3.28m)

A good sized lounge with a front facing UPVC double glazed window, flush light point, shelving, central heating radiator and a TV/aerial point. The focal point of the room is the decorative fireplace. A timber door opens to the dining room.

Dining Room

16'10 x 10'9 (5.12m x 3.28m)

With a rear facing UPVC double glazed window, flush light points and a central heating radiator. A timber door opens to the kitchen and a UPVC door with a double glazed panel opens to the rear of the property.

Kitchen

14'1 x 8'0 (4.28m x 2.45m)

A large lounge with a rear facing UPVC double glazed window, rear facing UPVC double glazed panel, pendant light points, central heating radiators and a TV/aerial point. The focal point of the room is the electric fireplace with a decorative mantel, surround and hearth. A UPVC door with a double glazed panel opens to the rear of the property.

Pantry

Having shelving.

Utility Room

With a side facing UPVC double glazed window, coved ceiling, flush light point, central heating radiator and timber flooring. A range of fitted base/wall and drawer units incorporate 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. A UPVC door with a double glazed obscured panel opens to the rear of the property.

WC

With a side facing UPVC obscured double glazed window and a flush light point. A suite in white comprises a WC and a wash hand basin with a chrome mixer tap.

Garage

17'1 x 9'6 (5.20m x 2.90m)

With an up-and-over door, light and power.

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



LOUNGE



LOUNGE



DINING ROOM



DINING ROOM



KITCHEN



KITCHEN



UTILITY ROOM

FIRST FLOOR

Landing

Having a pendant light point. Timber doors open to the master bedroom, bedroom 2, bedroom 3/office, storage cupboard, bathroom, bedroom 4, WC and bedroom 5.

Master Bedroom

13'8 x 12'5 (4.17m x 3.78m)

Having a Velux roof window, side facing UPVC double glazed window and obscured double glazed window, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving. A timber door opens to the master en-suite shower room.

Master Bedroom

A good-sized master bedroom with a rear facing UPVC double glazed window, coved ceiling, 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 and having a rear facing UPVC double glazed obscured window and recessed lighting. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 2

14'0 x 6'9 (4.26m x 2.07m)

Having a front facing UPVC double glazed window, coved ceiling, a pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving.

Bedroom 3/Office

10'8 x 6'1 (3.24m x 1.86m)

With a front facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. Timber doors open to an inset storage cupboard.

Storage Cupboard

Housing the hot water cylinder.

Bathroom

With a rear facing UPVC double glazed window, coved ceiling, flush light point, heated towel rail and tiled flooring. There is a wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap, additional hand shower facility and a glazed screen.

Bedroom 4

8'3 x 8'1 (2.52m x 2.46m)

With a rear facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and timber flooring.

WC

With a side facing UPVC double glazed obscured window, coved ceiling and a pendant light point. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Bedroom 5

10'8 x 8'8 (3.24m x 2.64m)

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



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM





BEDROOM 4



WC



BATHROOM



BEDROOM 5

EXTERIOR & GARDENS

To the front of the property, there is exterior lighting, a block paved drive with parking for two vehicles and an area mainly laid to lawn. Access can be gained to the garage and the main entrance door.

To the right, a timber gate opens to a stone flagged path, where there is a water tap. The path continues to the rear of the property.

To the rear is exterior lighting, an external power point, a stone flagged patio and an area mainly laid to lawn with planting and mature hedging. To the far end of the garden is a raised timber seating terrace. Access can be gained to the utility room and dining room.

A stone flagged path continues to a further area belonging to the property that has mature plants and trees.





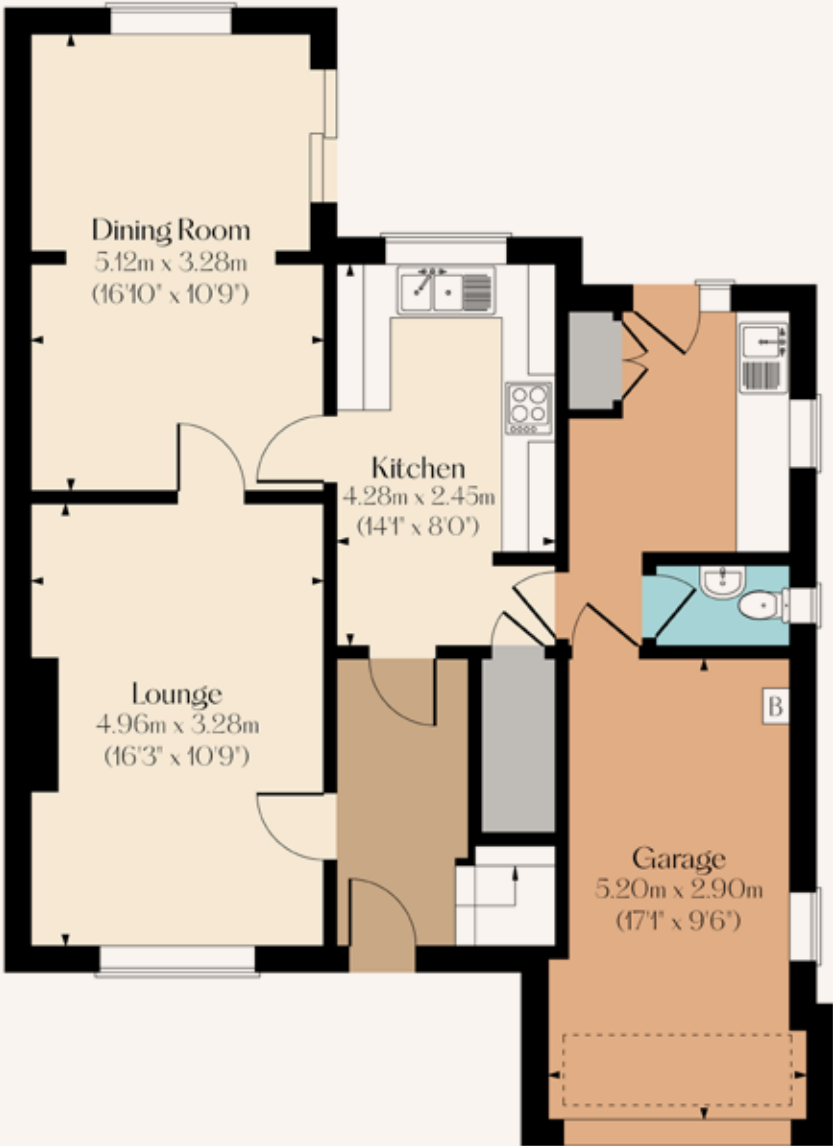


PLOT - FOR ILLUSTRATION PURPOSES ONLY

GROUND FLOOR

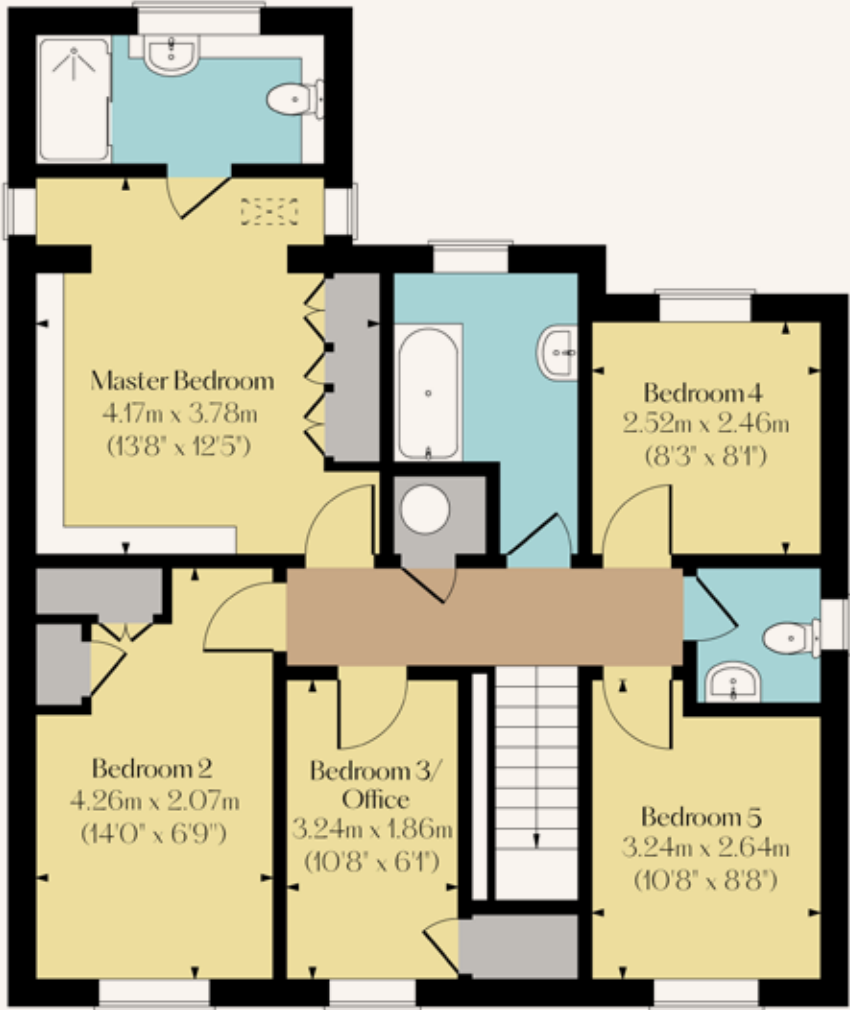
Ground Floor Approximate Floor Area:
677 SQ.FT. (62.9 SQ.M)

Total Approximate Floor Area (Including Garage):
1593 SQ.FT. (148.0 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
772 SQ.FT. (71.7 SQ.M)



BEDROOMS 5	BATHROOMS 2
LIVING ROOMS 2	SQFT (INCLUDING GARAGE) 1,593
TENURE Leasehold	COUNCIL TAX E

Tenure Details

200-year lease from 25 December 1976. The ground rent is £45 per annum.

Services

Mains gas, mains electricity, mains water and mains drainage. There is broadband and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

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		
55–68	D	57	71
39–54	E		
21–38	F		
01–20	G		

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Offers in the Region
of £495,000

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

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