



201 Carter Knowle Road
Sheffield, South Yorkshire





A Contemporary Five Bedroomed
Detached Family Residence





Entrance Hall

Having side facing timber glazed panels (two obscured), recessed lighting and engineered timber flooring with an inset mat well. Timber doors open to the lounge and basement level. A timber door with glazed panels also opens to the dining kitchen. An opening gives access to the inner hall.

201 Carter Knowle Road



Welcome to
201 Carter Knowle Road

Offered for sale with no chain is this modern five bedroomed detached home, which has been completed in a neutral decor with a superb specification and provides generous, light-filled accommodation throughout.

This fabulous property presents an ideal family home that features a sizeable bay windowed lounge, a downstairs bedroom/snug and a contemporary dining kitchen by Karl Benz, which connects with the outdoor seating terrace. Across the first floor are four spacious bedrooms, including a bright master bedroom with an en-suite shower room. There is also a family bathroom and a downstairs shower room. The useful basement level adds additional space, along with the loft space that is accessed from the first floor landing. The exterior of the property has ample off-road parking for up to four vehicles within a private drive and there is a large timber decked seating terrace.

201 Carter Knowle Road is positioned within a sought-after location and has convenient access to the amenities of Ecclesall and Millhouses, including shops, restaurants, supermarkets and cafes. There is highly regarded schooling in the area and a range of pleasant outdoor spaces, such as Millhouses Park, Endcliffe Park and Ecclesall Woods. There are a selection of golf courses too, including Abbeydale Golf Club and Beauchief Golf Club.

The property briefly comprises on the ground floor: Entrance hall, lounge, dining kitchen, inner hall, utility room, bedroom 5/snug and shower room.

On the first floor: Landing, master bedroom, master en-suite, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

Basement level: Cellar.

Ground Floor

A composite door with double glazed obscured panels and matching side/above panels opens to the:

Entrance Hall

Having side facing timber glazed panels (two obscured), recessed lighting and engineered timber flooring with an inset mat well. Timber doors open to the lounge and basement level. A timber door with glazed panels also opens to the dining kitchen. An opening gives access to the inner hall.

Lounge

18'1 x 10'1 (5.51m x 3.07m)
A sizeable lounge with a front facing UPVC double glazed bay window, recessed lighting, central heating radiator and TV/aerial cabling.

Dining Kitchen

24'5 x 15'0 (7.44m x 4.57m)
A bright dining kitchen with a front facing UPVC double glazed

bay window and a side facing UPVC double glazed window. Having recessed lighting, pendant light point, wall mounted light points, fitted shelving with a mirrored backsplash, central heating radiators, TV/aerial point and engineered timber flooring. There's a range of fitted base/wall and drawer units by Karl Benz, incorporating matching quartz work surfaces, upstands, an integrated pull-out bin and an inset 1.0 bowl Schock sink with an Abode mixer tap. Also having a central island that provides additional storage with a matching quartz work surface and a timber work surface which extends to provide breakfast seating for two chairs. Appliances include an Elica four-ring induction hob with a built-in extractor fan, two Bosch fan assisted ovens, CDA dishwasher, full-height CDA fridge and a full-height CDA freezer. Double UPVC doors with double glazed panels open to the outdoor terrace at the left side of the property.

Inner Hall

Having a recessed light point and engineered timber flooring. A timber door with glazed panels opens to the utility room. Timber doors also open to bedroom 5/snug and shower room.

Utility Room

10'0 x 4'9 (3.05m x 1.45m)
Having recessed lighting, extractor fan, central heating radiator and engineered timber flooring. A cupboard houses the Ideal boiler. There's a range of fitted base and wall units, incorporating a matching work surface and having space/provision for an automatic washing machine and a tumble dryer. A UPVC door with a double glazed obscured panel opens to the left side of the property.



Lounge
18'1 x 10'1 (5.51m x 3.07m)

A sizeable lounge with a front facing UPVC double glazed bay window, recessed lighting, central heating radiator and TV/aerial cabling.





Dining Kitchen
24'5 x 15'0 (7.44m x 4.57m)

A bright dining kitchen with a front facing UPVC double glazed bay window and a side facing UPVC double glazed window. Having recessed lighting, pendant light point, wall mounted light points, fitted shelving with a mirrored backsplash, central heating radiators, TV/aerial point and engineered timber flooring. There's a range of fitted base/wall and drawer units by Karl Benz, incorporating matching quartz work surfaces, upstands, an integrated pull-out bin and an inset 1.0 bowl Schock sink with an Abode mixer tap. Also having a central island that provides additional storage with a matching quartz work surface and a timber work surface which extends to provide breakfast seating for two chairs. Appliances include an Elica four-ring induction hob with a built-in extractor fan, two Bosch fan assisted ovens, CDA dishwasher, full-height CDA fridge and a full-height CDA freezer. Double UPVC doors with double glazed panels open to the outdoor terrace at the left side of the property.

A Bright Dining Kitchen with a
Modern Karl Benz Kitchen...



Utility Room

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Shower Room

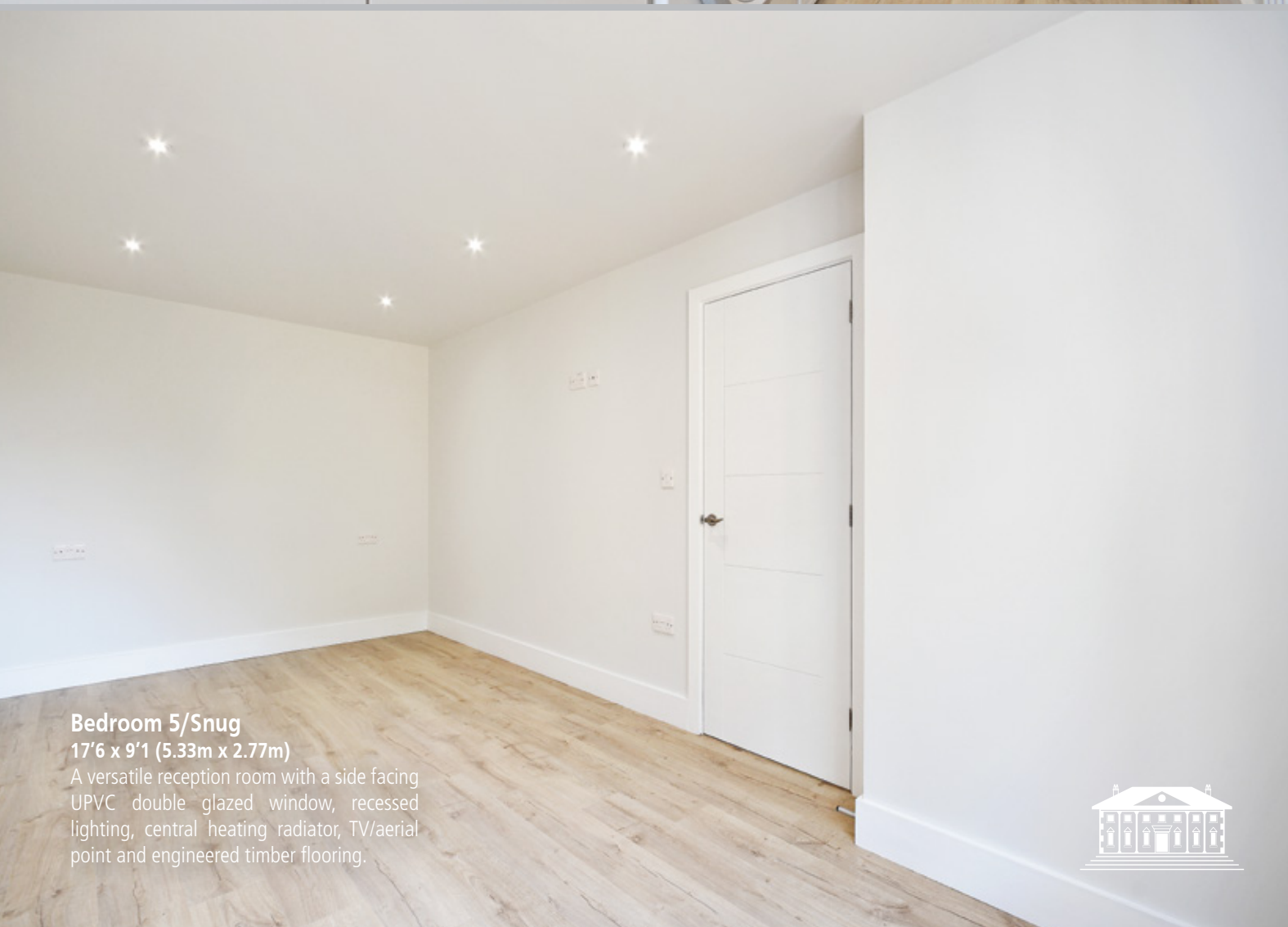
A high-quality shower room with recessed lighting, extractor fan, partially tiled walls, illuminated vanity mirror, chrome heated towel rail and tiled flooring. There's a Duravit suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. To one wall, there's a separate shower enclosure with a fitted Vitra shower and a glazed screen/door.



Bedroom 5/Snug

17'6 x 9'1 (5.33m x 2.77m)

A versatile reception room with a side facing UPVC double glazed window, recessed lighting, central heating radiator, TV/aerial point and engineered timber flooring.



Inner Hall

Having a recessed light point and engineered timber flooring. A timber door with glazed panels opens to the utility room. Timber doors also open to bedroom 5/snug and shower room.





Landing

Having a side facing UPVC double glazed obscured panel and an additional side facing UPVC double glazed obscured window. Also having recessed lighting, pendant light point, wall mounted light points and a central heating radiator. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom. Access can also be gained to the loft space.



Family Bathroom

Being fully tiled and having a side facing UPVC double glazed window, recessed lighting, extractor fan, illuminated vanity mirror and a chrome heated towel rail. There's a Duravit suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a Duravit panelled bath with a Vitra chrome mixer tap, a fitted Vitra rain head shower, a Vitra hand shower facility and a glazed screen.



201 Carter Knowle Road

The Property has been Finished to a Superb Specification with a Neutral, Modern Decor, Creating an Ideal Family Home

Bedroom 5/Snug

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Shower Room

A high-quality shower room with recessed lighting, extractor fan, partially tiled walls, illuminated vanity mirror, chrome heated towel rail and tiled flooring. There's a Duravit suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. To one wall, there's a separate shower enclosure with a fitted Vitra shower and a glazed screen/door.

From the entrance hall, a timber door opens to a stone staircase with light, which leads down to the:

Basement Level

Cellar

14'5 x 13'10 (4.39m x 4.22m)
Having a barrel arched ceiling, light and stone flagged flooring.

Ground Floor Continued

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

First Floor

Landing

Having a side facing UPVC double glazed obscured panel and an additional side facing UPVC double glazed obscured window. Also having recessed lighting, pendant light point, wall mounted light points and a central heating radiator. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom. Access can also be gained to the loft space.

Master Bedroom

16'9 x 13'2 (5.11m x 4.01m)
A generously sized master bedroom with a front facing UPVC double glazed bay window, recessed lighting, central heating radiators and a TV/aerial point. To one wall, there's a range of fitted furniture, incorporating short hanging and shelving. A timber door opens to the master en-suite.

Master En-Suite

Being fully tiled and having recessed lighting, extractor fan, illuminated

vanity mirror and a chrome heated towel rail. There's a Duravit suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner, there's a separate shower enclosure with a fitted Vitra shower and a glazed screen/door.

Bedroom 2

18'10 x 10'4 (5.74m x 3.15m)
A well-proportioned double bedroom with a front facing UPVC double glazed bay window, recessed lighting, central heating radiator and a TV/aerial point. Also having a range of fitted furniture, incorporating short hanging and shelving.

Bedroom 3

13'0 x 10'1 (3.96m x 3.07m)
Another double bedroom with side facing UPVC double glazed windows, recessed lighting, central heating radiator and a TV/aerial point. There's a range of fitted furniture, incorporating short hanging, shelving and a vanity table.

Bedroom 4

13'6 x 8'4 (4.11m x 2.54m)
Having a rear facing UPVC double glazed window, recessed lighting, central heating radiator, TV/aerial point and engineered timber flooring.

Family Bathroom

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Exterior and Gardens

Access can be gained to 201 Carter Knowle Road by a shared access road, which leads to a wide opening to the front of the property. To the front of the property, there's a driveway which provides parking for several vehicles with exterior lighting and raised timber sleepers containing mature hedging and plants. Access can be gained to the main entrance door. A timber pedestrian gate opens to the left side of the property where there is a path that is bordered to one side by a rockery and is enclosed by fencing. From the driveway, an opening also gives access to the left side of the property.

To the left side of the property, there's a timber decked seating terrace, which wraps around to the rear with exterior lighting, external power points and a water tap. Access can be gained to the dining kitchen and utility room.



Master Bedroom

16'9 x 13'2 (5.11m x 4.01m)

A generously sized master bedroom with a front facing UPVC double glazed bay window, recessed lighting, central heating radiators and a TV/aerial point. To one wall, there's a range of fitted furniture, incorporating short hanging and shelving. A timber door opens to the master en-suite.

A Generously Sized
Bedroom Suite...





Master En-Suite

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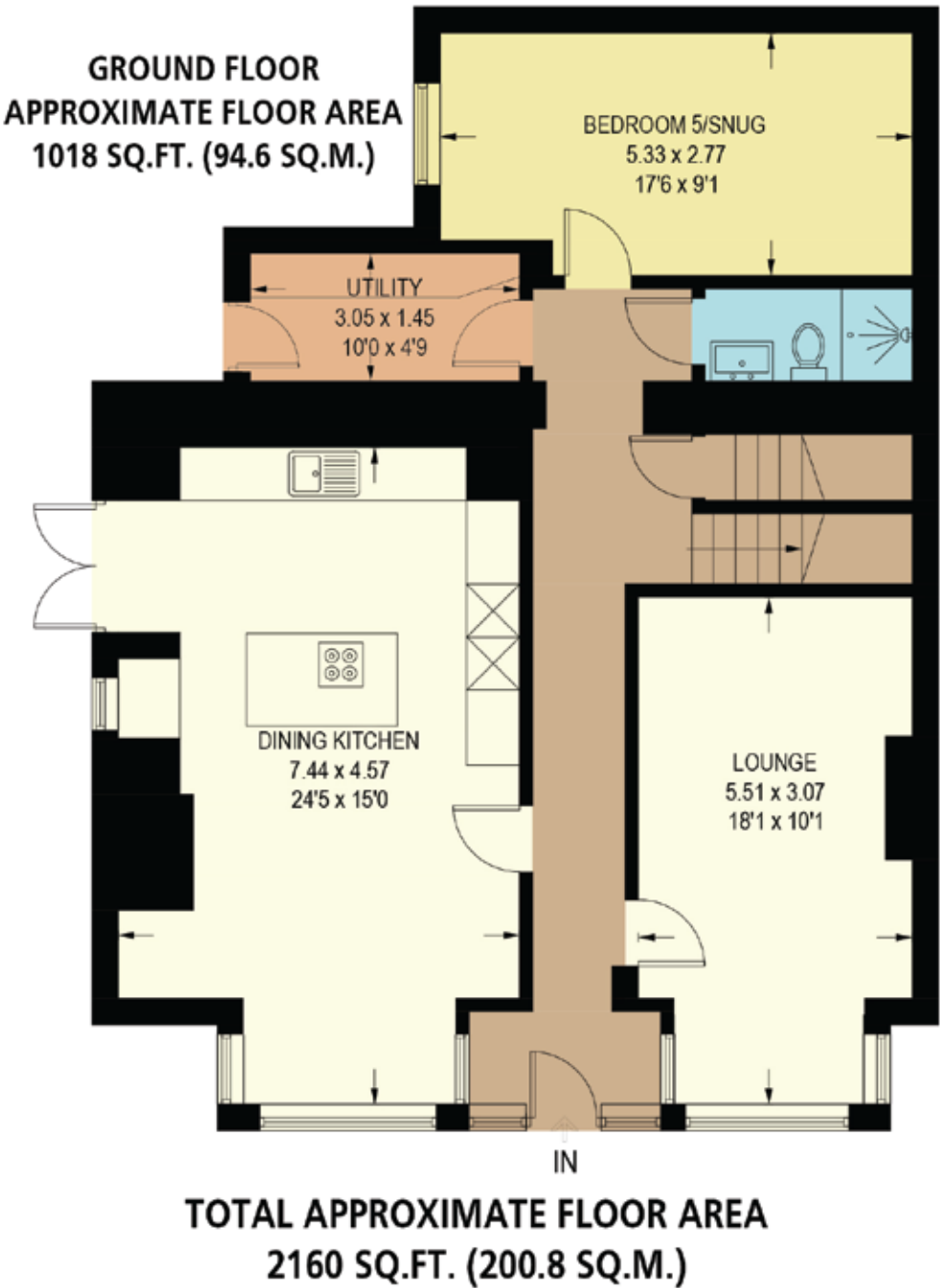


Bedroom 4

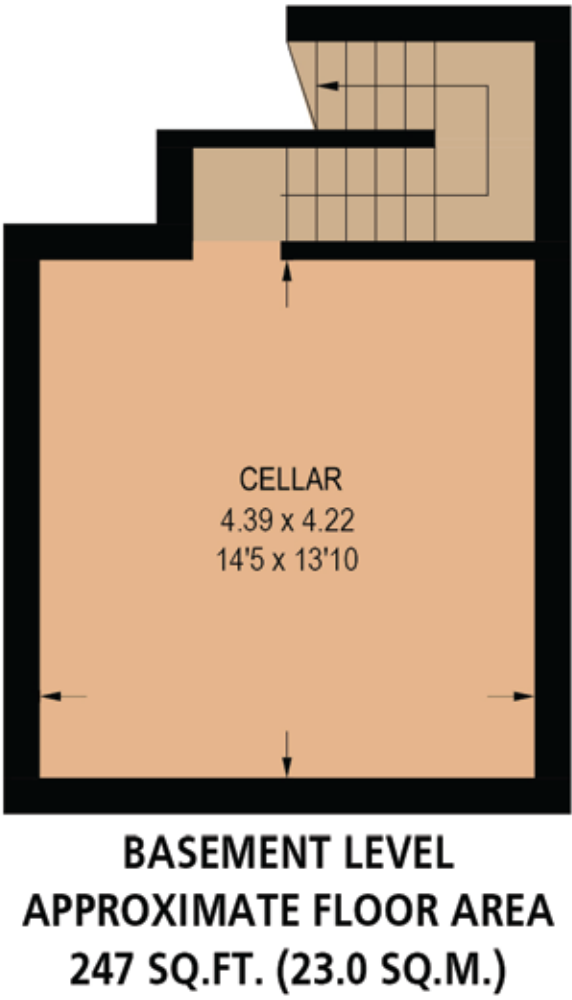
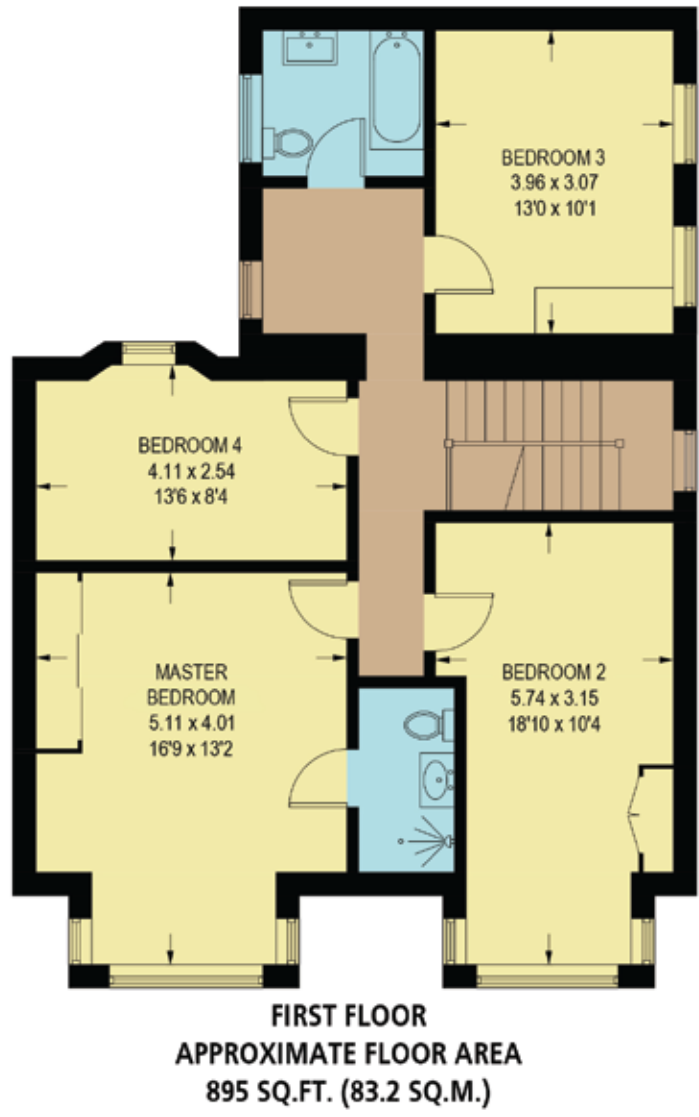
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Having a rear facing UPVC double glazed window, recessed lighting, central heating radiator, TV/aerial point and engineered timber flooring.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Rights of Access/Shared Access: There is shared access for 201 Carter Knowle Road on the access road to the driveway.

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.



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Offers in the Region of £650,000