



33 Parkhead Road  
Parkhead, Sheffield

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#### Exterior and Gardens

To the front of the property is a block paved driveway which has parking for one vehicle. There is an external power point and a raised flower bed with mature plants and hedging. A roller shutter door opens to the store. Access can be gained to the main entrance door.

#### Store

8'10 x 5'3 (2.70m x 1.60m)

With an electric roller shutter door, light, power and housing the Worcester boiler.

A Sizeable Four Bedroomed  
Detached Family Home







**Entrance Hall**  
Having a wall mounted light point, inset shelving with lighting, central heating radiator and herringbone tiled flooring. Timber doors open to the WC and under-stairs storage cupboard and a timber door with a glazed panel opens to the study.



33 Parkhead Road

## Welcome to 33 Parkhead Road

A superb, sizeable family residence in a sought-after area, welcome to 33 Parkhead Road. This beautiful detached home boasts four bedrooms, a large reception room, a well-appointed kitchen and a wonderful rear garden, all whilst being close to multiple local amenities.

Located on the ground floor is the spacious, bay windowed lounge, adorned by ample natural light and an adjacent study that is perfect for working from home. There is also a well-appointed kitchen and a sun room that offers an additional living space.

Across the first floor are three double bedrooms, one with an en-suite bathroom, an additional bedroom and the family shower room. Externally, 33 Parkhead Road benefits from an off-road parking space within the driveway and a useful store. To the rear, is a pleasant three-tiered garden with a patio, a large astro turf area, a shed and mature trees.

33 Parkhead Road is located in Parkhead, which is close to the amenities of both Whirlow and Ecclesall Road, offering a variety of shops, supermarkets, public houses, bars and restaurants. Close by are walking trails through Ecclesall Woods and Limb Brook Valley. There are a range of public transport links and popular Peak District locations such as Bakewell and Castleton can be reached in under an hour. Sheffield’s City Centre and the Sheffield train station are also just a short distance away.

**The property briefly comprises on the ground floor:** Entrance vestibule, entrance hall, WC, storage cupboard, under-stairs storage cupboard, study, lounge, kitchen and conservatory. Accessed externally is a store.

**On the first floor:** Landing, bedroom 1, bedroom 1 en-suite bathroom, family shower room, bedroom 3, bedroom 2 and bedroom 4.

**Ground Floor**  
A composite door with a double glazed panel opens to the:

**Entrance Vestibule**  
With front facing UPVC triple glazed panels and windows, flush light point and herringbone tiled flooring. A timber door with obscured glazed panels and matching side panels opens to the entrance hall.

**Entrance Hall**  
Having a wall mounted light point, inset shelving with lighting, central heating radiator and herringbone tiled flooring. Timber doors open to the WC and under-stairs storage cupboard and a timber door with a glazed panel opens to the study.

**WC**  
A modern WC with a side facing UPVC double glazed obscured panel, recessed lighting, extractor fan, heated towel rail and tiled flooring. The suite in white comprises of a Duravit

low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and an illuminated vanity mirror. A timber door opens to a storage cupboard.

**Storage Cupboard**  
With tiled flooring.

**Under-Stairs Storage Cupboard**  
With coat hooks, lighting and tiled flooring.

**Study**  
11’2 x 7’10 (3.40m x 2.40m)  
A well-appointed study with a coved ceiling and tiled flooring. There is a range of fitted furniture, including a desk/cabinet with drawers, wall units and recessed lighting. A timber door with a glazed panel opens to the kitchen, a large opening gives access to the lounge and a sliding UPVC door with double glazed panels opens to the rear of the property.

**Lounge**  
29’9 x 11’10 (9.06m x 3.60m)  
A fabulous lounge with a front facing UPVC triple glazed bay window, rear facing UPVC double glazed bay panels, flush light points, wall mounted light points, glazed shelving, central heating radiators and a TV/aerial point. The focal point of the room is the decorative fireplace with a surround and hearth.





### Lounge

29'9 x 11'10 (9.06m x 3.60m)

A fabulous lounge with a front facing UPVC triple glazed bay window, rear facing UPVC double glazed bay panels, flush light points, wall mounted light points, glazed shelving, central heating radiators and a TV/aerial point. The focal point of the room is the decorative fireplace with a surround and hearth.







**Kitchen**  
**20'2 x 8'10 (6.14m x 2.68m)**

A well-appointed kitchen with side facing UPVC double glazed windows, a rear facing timber glazed panel, recessed lighting, central heating radiators and tiled flooring. There are a range of fitted base/wall and drawer units, incorporating a matching Quartz work surface, upstands and an inset 1.5 bowl sink with a chrome mixer tap. The integrated Bosch appliances include a four-ring induction hob with an extractor fan above, two oven/grills, a full-height fridge, full-height freezer, washing machine and a dishwasher. A UPVC door with an obscured double glazed panel opens to the left side of the property and double timber doors with glazed panels open to the sun room.

A Contemporary Kitchen  
With Integrated Appliances







### Study

11'2 x 7'10 (3.40m x 2.40m)

A well-appointed study with a coved ceiling and tiled flooring. There is a range of fitted furniture, including a desk/cabinet with drawers, wall units and recessed lighting. A timber door with a glazed panel opens to the kitchen, a large opening gives access to the lounge and a sliding UPVC door with double glazed panels opens to the rear of the property.







**Sun Room**  
11'6 x 8'11 (3.50m x 2.72m)

A light-filled sun room with rear facing UPVC double glazed panels, flush light point, wall mounted light points, central heating radiator and tiled flooring. A UPVC door with double glazed panels opens to the rear of the property.







33 Parkhead Road

## Close to the Multiple Amenities of Ecclesall Road and Whirlow

### Kitchen

20'2 x 8'10 (6.14m x 2.68m)

A well-appointed kitchen with side facing UPVC double glazed windows, a rear facing timber glazed panel, recessed lighting, central heating radiators and tiled flooring. There are a range of fitted base/wall and drawer units, incorporating a matching Quartz work surface, upstands and an inset 1.5 bowl sink with a chrome mixer tap. The integrated Bosch appliances include a four-ring induction hob with an extractor fan above, two oven/grills, a full-height fridge, full-height freezer, washing machine and a dishwasher. A UPVC door with an obscured double glazed panel opens to the left side of the property and double timber doors with glazed panels open to the sun room.

### Sun Room

11'6 x 8'11 (3.50m x 2.72m)

A light-filled sun room with rear facing UPVC double glazed panels, flush light point, wall mounted light points, central heating radiator and tiled flooring. A UPVC door with double glazed panels opens to the rear of the property.

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

### First Floor

#### Landing

Having a coved ceiling and a flush light point. Timber doors with glazed obscured panels open to bedroom 1 and bedroom 1 en-suite bathroom and timber doors open to the family shower room, bedroom 3, bedroom 2 and bedroom 4. Access can be gained to loft storage.

#### Bedroom 1

13'11 x 7'0 (4.24m x 2.14m)

A double bedroom with a front facing UPVC triple glazed window, coved ceiling, pendant light point and central heating radiator. There is a range of fitted furniture including long hanging and shelving. A timber door with a glazed obscured panel opens to the bedroom 1 en-suite bathroom.

#### Bedroom 1 En-Suite Bathroom

Having a rear facing UPVC double glazed obscured window, recessed lighting, partially tiled walls, central heating radiator and tiled flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap, storage cupboards, a vanity mirror and shelving. There is a panelled bath with a chrome mixer tap, a fitted shower unit and a glazed screen.

#### Family Shower Room

Being fully tiled and having a rear facing UPVC double glazed obscured window, a rear facing UPVC double glazed obscured panel, recessed lighting and a heated towel rail. The suite in white comprises of a low

level WC and a wash hand basin with a chrome mixer tap and an illuminated vanity unit above. There is a walk-in shower enclosure with a fitted Hansgrohe rain head shower and an additional hand shower facility.

#### Bedroom 3

11'11 x 11'11 (3.64m x 3.62m)

A further double bedroom with a rear facing UPVC double glazed bay window, pendant light points, coved ceiling and a central heating radiator. The fitted furniture includes long hanging, short hanging, shelving and a desk.

#### Bedroom 2

12'5 x 11'11 (3.78m x 3.62m)

Another double bedroom having a front facing UPVC triple glazed bay window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. The fitted furniture includes long hanging and shelving.

#### Bedroom 4

7'10 x 6'8 (2.40m x 2.04m)

Having a front facing UPVC triple glazed window, coved ceiling, pendant light point and central heating radiator. A timber door opens to a storage cupboard.

#### Exterior and Gardens

To the front of the property is a block paved driveway which has parking for one vehicle. There is an external power point and a raised flower bed with mature plants and hedging. A roller shutter door opens to the store. Access can be gained to the main entrance door.

#### Store

8'10 x 5'3 (2.70m x 1.60m)

With an electric roller shutter door, light, power and housing the Worcester boiler.

A path continues down the left-hand side of the property where there is exterior lighting and an external water tap. Access can be gained to the kitchen.

The path continues to the rear to a large split-level stone patio with exterior lighting, an external power point, mature trees and flower beds. Access can be gained to the study and the sun room.

Stone steps lead down to an astro turf lawn with exterior lighting, mature hedging and a wooden garden store. Stone and astro turf steps lead down to a small stone patio, which has mature trees. The garden is enclosed by stone walling, timber fencing and mature hedging.





**Bedroom 1**  
**13'11 x 7'0 (4.24m x 2.14m)**

A double bedroom with a front facing UPVC triple glazed window, coved ceiling, pendant light point and central heating radiator. There is a range of fitted furniture including long hanging and shelving. A timber door with a glazed obscured panel opens to the bedroom 1 en-suite bathroom.







### Bedroom 1 En-Suite Bathroom

Having a rear facing UPVC double glazed obscured window, recessed lighting, partially tiled walls, central heating radiator and tiled flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap, storage cupboards, a vanity mirror and shelving. There is a panelled bath with a chrome mixer tap, a fitted shower unit and a glazed screen.



### Bedroom 3

11'11 x 11'11 (3.64m x 3.62m)

A further double bedroom with a rear facing UPVC double glazed bay window, pendant light points, coved ceiling and a central heating radiator. The fitted furniture includes long hanging, short hanging, shelving and a desk.



### Bedroom 2

12'5 x 11'11 (3.78m x 3.62m)

Another double bedroom having a front facing UPVC triple glazed bay window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. The fitted furniture includes long hanging and shelving.



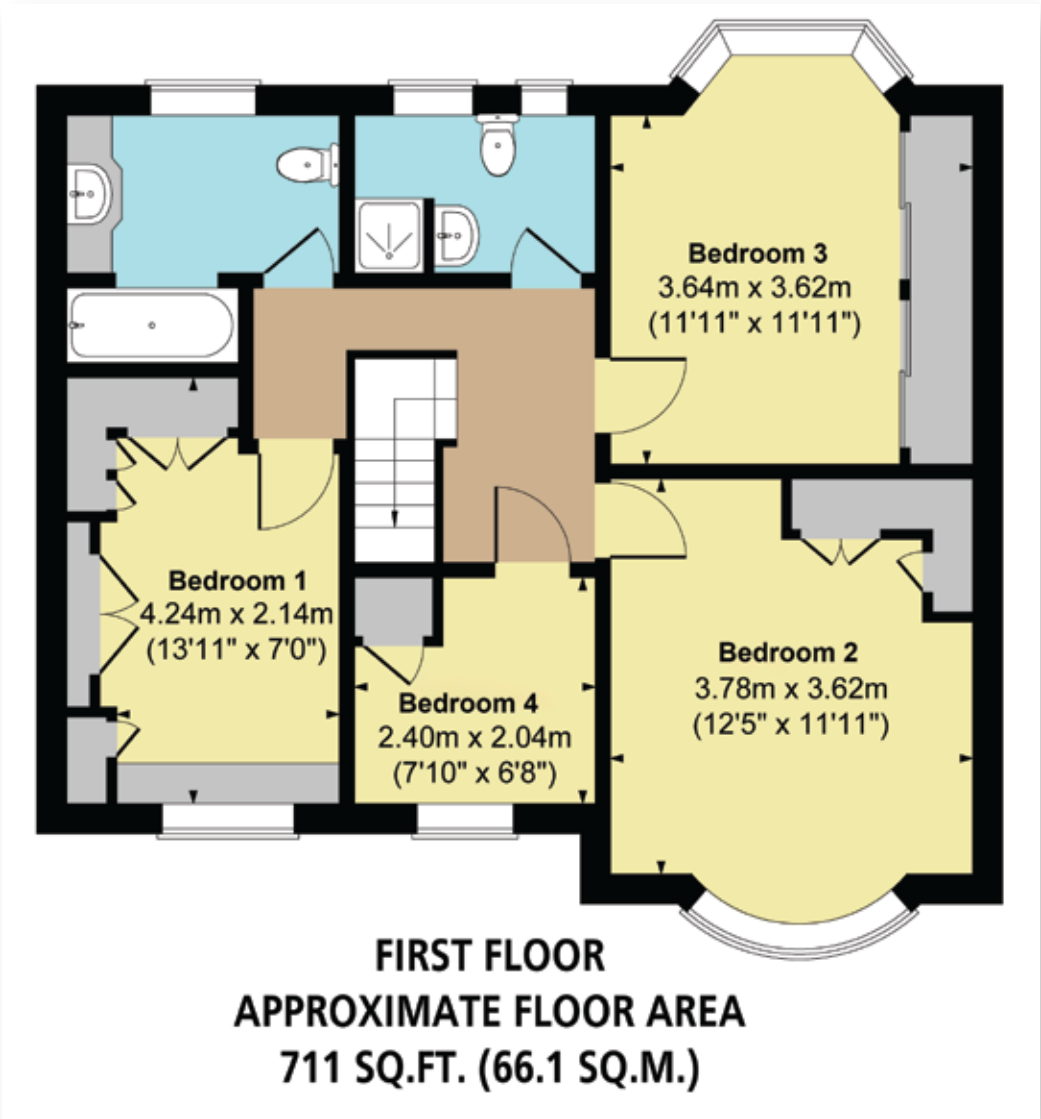
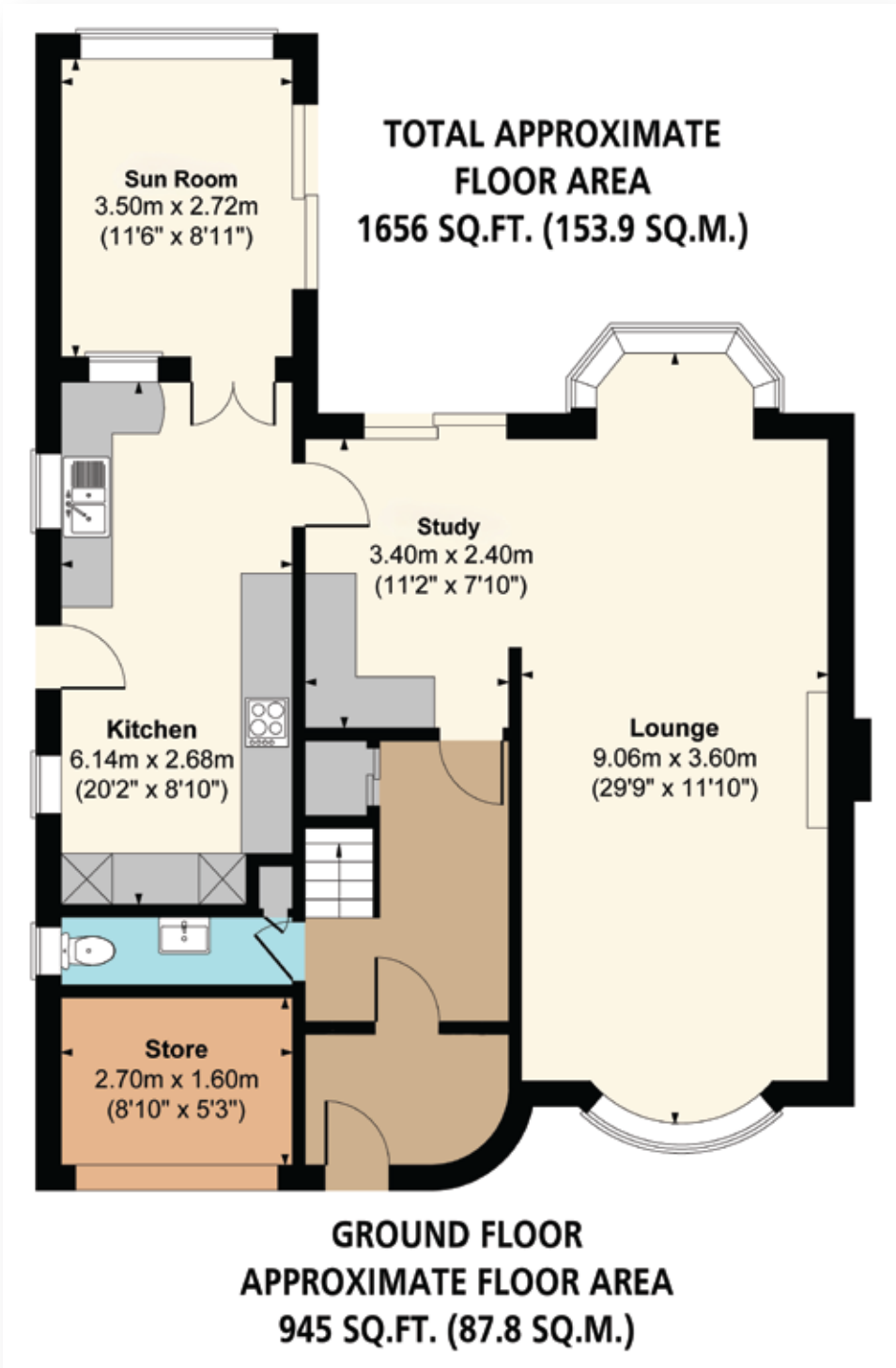
### Bedroom 4

7'10 x 6'8 (2.40m x 2.04m)

Having a front facing UPVC triple glazed window, coved ceiling, pendant light point and central heating radiator. A timber door opens to a storage cupboard.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





### Exterior and Gardens

A path continues down the left-hand side of the property where there is exterior lighting and an external water tap. Access can be gained to the kitchen.







### Exterior and Gardens Continued

The path continues to the rear to a large split-level stone patio with exterior lighting, an external power point, mature trees and flower beds. Access can be gained to the study and the sun room.



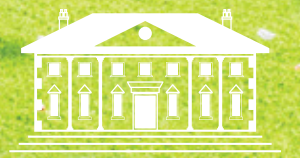




#### Exterior and Gardens Continued

Stone steps lead down to an astro turf lawn with exterior lighting, mature hedging and a wooden garden store. Stone and astro turf steps lead down to a small stone patio, which has mature trees. The garden is enclosed by stone walling, timber fencing and mature hedging.

A Stunning Split-  
Level Rear Garden





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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains gas, mains electricity, mains water and mains drainage.  
The broadband is ADSL and the mobile phone signal quality is good.

**Rights of Access/Shared Access:** None.

**Covenants/Easements or Wayleaves and Flood Risk:** There are no covenants, easements or wayleaves 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.



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Parkhead, Sheffield,

Sheffield, South Yorkshire S11 9RA

**Guide Price £600,000 - £650,000**