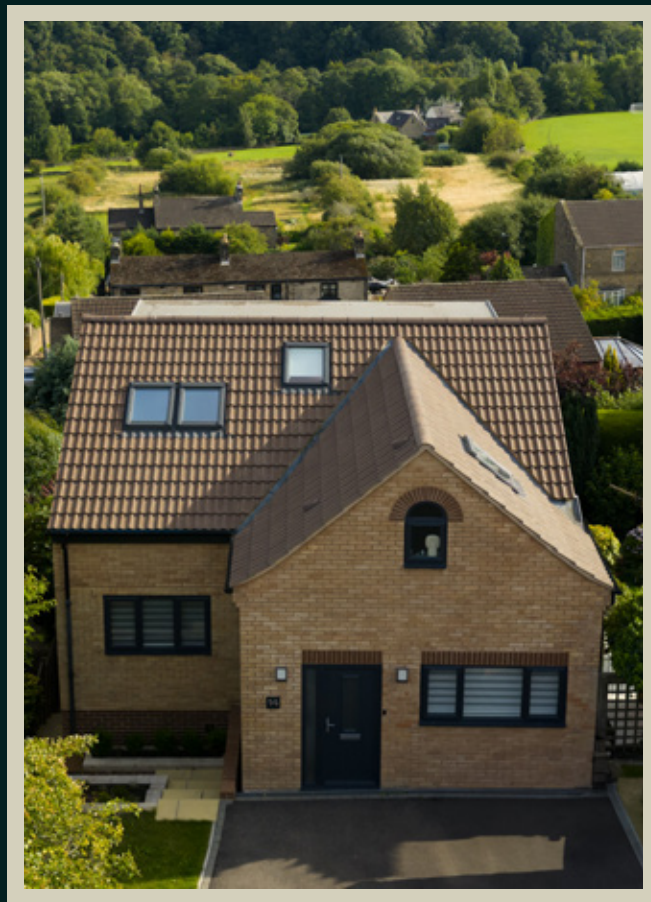


14 AUCKLAND AVENUE



BLENHEIM





BALCONY VIEW

14 Auckland Avenue is a fantastic four bedroomed detached property that sits in a fabulous position. Offering superb living spaces, this home is well-suited to a growing family, is close to a plethora of local amenities and has superb scenic views.

Boasting a versatile layout, the home is set across four floors. The first floor has a wonderful dining kitchen which flows seamlessly into the lounge that has a balcony overlooking the Loxley Valley. There is also an office and a WC. The ground floor has two double bedrooms, including one with an en-suite. There is also a family bathroom and utility room with side door access.

The lower ground floor consists of an additional living kitchen with garden access. This area can function as additional living space or office/studio. The second floor has two bedrooms, and a family shower room.

Externally, 14 Auckland Avenue has generous off-road parking for two vehicles to the front, with side access down both sides of the property to the rear garden. The south-facing rear garden is made up of a stone flagged patio, a composite timber decked terrace and an artificial grassed lawn, with a summer house

This property is located in Loxley Valley, where there is an abundance of local amenities, including shops, public houses and the Ofsted outstandingly rated (January 2025) Loxley Primary School. There are nearby outdoor spaces, including parks and local walking trails. The property is close to the parish of Bradfield which offers further amenities.

The property briefly comprises on the first floor: Entrance hallway, WC, office, dining kitchen, lounge and balcony.

On the ground floor: Landing, storage cupboard 1, storage cupboard 2, storage cupboard 3, family bathroom, utility room, bedroom 4, bedroom 2, bedroom 2 en-suite shower room.

On the lower ground floor: Living kitchen and storage cupboard.

On the second floor: Landing, family shower room, storage cupboards 1 & 2, bedroom 3, master bedroom.



LOUNGE

A fabulous detached residence, ideal for a growing family and being close to local amenities, including an outstanding primary school.

FIRST & GROUND FLOORS

A composite door with an obscured double glazed panel and a matching side panel opens to the entrance hallway on the first floor.

Entrance Hallway

Having recessed lighting, a central heating radiator and Karndean flooring. Timber doors open to the WC, office, dining kitchen and lounge.

WC

With recessed lighting, central heating radiator and Karndean flooring. There is a suite in white comprising a RAK low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Office

9’11 x 8’9 (3.01m x 2.67m)

Having a front facing UPVC double glazed window, recessed lighting and a central heating radiator.

Dining Kitchen

32’8 x 6’11 (9.95m x 2.10m)

A well-appointed dining kitchen having front and rear facing UPVC double glazed windows, recessed lighting, pendant light point, central heating radiator and Karndean flooring. There are a range of fitted base, wall and drawer units incorporating a quartz work surface, upstands and an inset 1.0 bowl sink with a chrome mixer tap. Appliances include a Neff five-ring induction hob, a Neff extractor hood, two Neff oven/grills, a Capel fridge and a Neff dishwasher and an in-built Neff microwave. An opening gives access to the lounge.

Lounge

16’10 x 15’11 (5.13m x 4.84m)

A beautiful lounge with recessed lighting, central heating radiator, TV/aerial point and Karndean flooring. Composite

double doors with double glazed panels and integrated blinds open to the balcony.

Balcony

12’2 x 6’11 (3.70m x 2.10m)

Overlooking stunning views of the Loxley Valley with wrought-iron fencing and timber decking.

From the entrance hallway, a staircase with a timber handrail descends to the:

Ground Floor

Landing

Having a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. Timber doors open to storage cupboard 1, storage cupboard 2, storage cupboard 3, family bathroom, utility room, bedroom 4 and bedroom 2.

Storage Cupboard 1

Having light.

Storage Cupboard 2

With a central heating radiator and shelving.

Storage Cupboard 3

Having shelving.



ENTRANCE HALLWAY



DINING KITCHEN



OFFICE



DINING KITCHEN



LOUNGE

GROUND FLOOR CONTINUED

Family Bathroom

With a side facing UPVC double glazed obscured window, flush light points, extractor fan, electric heaters, and a central heating radiator. A suite in white comprises a low-level WC and a wash hand basin with traditional chrome taps with storage beneath. There is a panelled bath with a chrome mixer tap and a tiled splash back and to one corner is a separate shower enclosure with a fitted shower.

Utility Room

Having a side facing UPVC double glazed obscured window, coved ceiling, strip light point, tiled walls and a central heating radiator. There are base and wall units with a work surface and a 1.0 bowl stainless steel sink with traditional chrome taps. Fitted furniture includes shelving. There is the provision for a washing machine and tumble dryer. Also housing the Vaillant boiler and OSO hot water cylinder. A composite door with a double glazed obscured panel opens to the side of the property.

Bedroom 4

13'0 x 8'6 (3.96m x 2.60m)

A double bedroom with a rear facing UPVC double glazed window, recessed lighting and a central heating radiator.

Bedroom 2

15'8 x 9'10 (4.78m x 3.00m)

A large double bedroom having a rear facing UPVC double glazed window, pendant light point and a central heating radiator. A timber door opens to the en-suite shower room.

Bedroom 2 En-Suite Shower Room

With a side facing UPVC double glazed obscured window, cover ceiling flush light points, extractor fan, electric heater, central heating radiator. The suite in white comprises a low-level WC and a wash hand basin with traditional chrome taps. To one corner is a separate shower enclosure with a glazed screen/door.

From the landing, a staircase with a timber handrail and balustrading descends to the lower ground floor.



LIVING KITCHEN - LOWER GROUND FLOOR



BEDROOM 2



BEDROOM 4



BEDROOM 2 EN-SUITE SHOWER ROOM



LIVING KITCHEN - LOWER GROUND FLOOR

LOWER GROUND & SECOND FLOORS

Living Kitchen

15'11 x 11'11 (4.85m x 3.63m)

A well-appointed living kitchen having rear and side facing UPVC double glazed windows, recessed lighting,central heating radiator and electric underfloor heating throughout. There are a range of base/wall and drawer units incorporating a work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Appliances include an oven/grill, fridge and a Bosch dishwasher. A timber door opens to a storage cupboard and a composite door with a double glazed panel opens to the side of the property.

Storage Cupboard

With light and tiled flooring.

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

Second Floor

Landing

Having a Velux roof window and recessed lighting. Timber doors open to the family shower room, 2 storage cupboards, bedroom 3 and master bedroom.

Family Shower Room

With a Velux roof window, front facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, shaver point, chrome heated towel rail and tiled flooring with underfloor heating. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. There is a walk-in shower enclosure with a rain head shower, an additional

hand shower facility and a glazed screen.

Storage Cupboards

Having ample storage space.

Bedroom 3

14'9 x 7'1 (4.50m x 2.15m)

A double bedroom with a rear facing UPVC double glazed window recessed lighting and a central heating radiator. Fitted furniture includes shelving and short hanging.

Master Bedroom

17'0 x 14'4 (5.17m x 4.38m)

A further double bedroom having Velux roof windows, rear facing UPVC double glazed windows, recessed lighting and a central heating radiator. Fitted furniture includes shelving and short hanging.



BEDROOM 3



MASTER BEDROOM



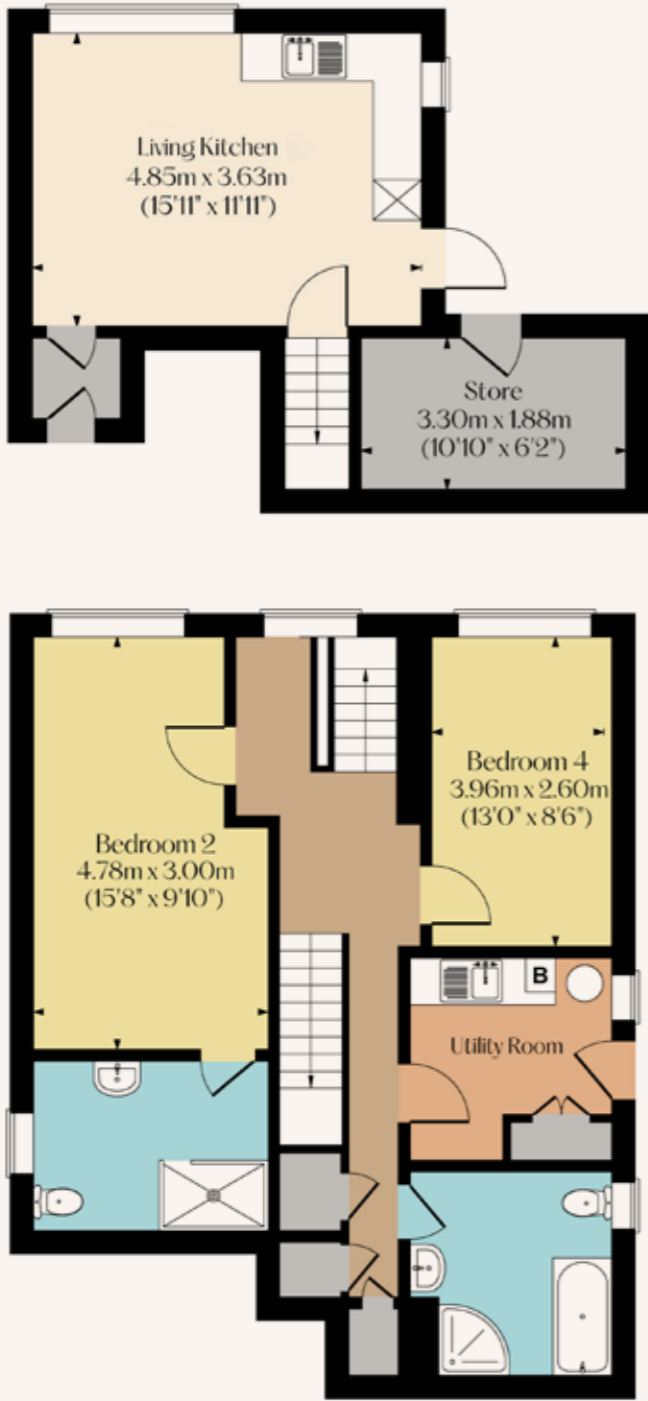
FAMILY SHOWER ROOM



SECOND FLOOR LANDING

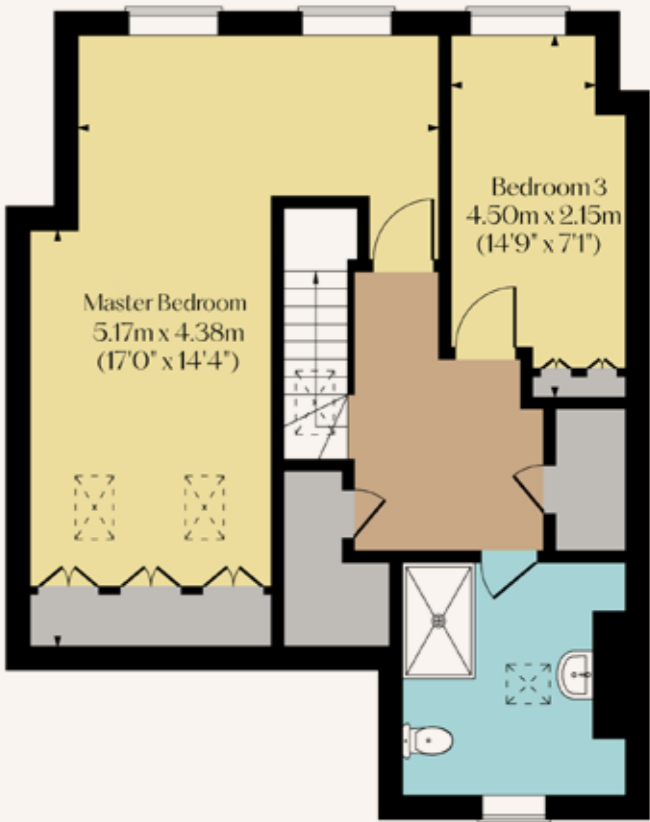
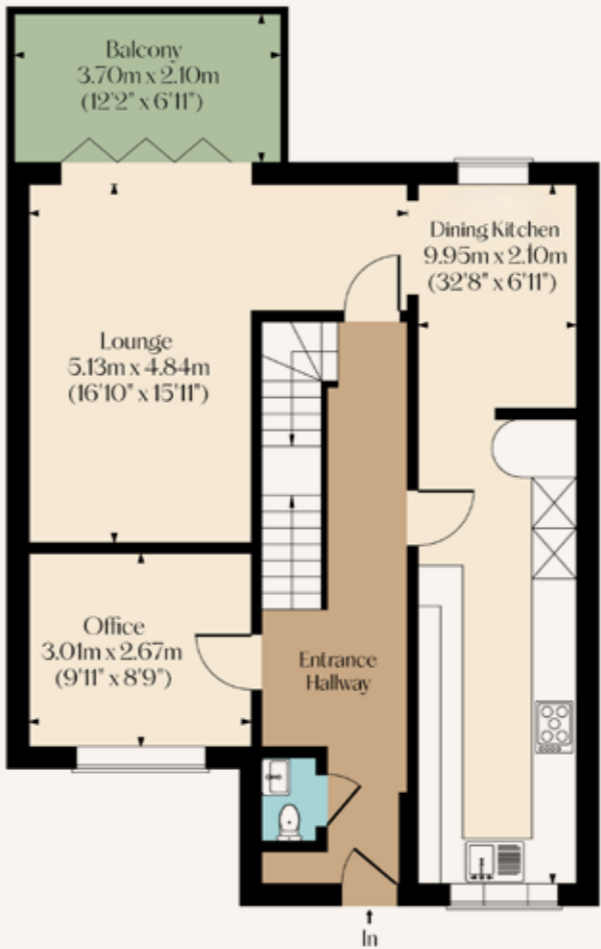
LOWER & GROUND FLOORS

Lower Ground Floor Approximate Floor Area:
293 SQ.FT. (27.2 SQ.M)
Ground Floor Approximate Floor Area:
680 SQ.FT. (63.2 SQ.M)
Total Approximate Floor Area:
2380 SQ.FT. (221.1 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
767 SQ.FT. (71.2 SQ.M)
Second Floor Approximate Floor Area:
640 SQ.FT. (59.5 SQ.M)





EXTERIOR & GARDENS

To the front of the property, there is exterior lighting, an area mainly laid to lawn and a large drive with parking for two vehicles. Stone steps with planters descend to the left-hand side of the property and a timber pedestrian gate opens to the right side of the property.

To the right hand side of the home there is exterior lighting and access can be gained to the utility room. Stone flagged steps continue to the rear.

To the rear, is a large stone flagged patio with exterior lighting. A timber door opens to a large storage space that has lighting and access can be gained to the lower ground living kitchen. From the patio, stone flagged steps descend further to timber decking with a pergola.

To the bottom of the garden is an artificial lawn area and a summer house.

The garden is enclosed by timber fencing and mature hedging.

BEDROOMS 4	BATHROOMS 3
LIVING ROOMS 3	SQFT 2,380
TENURE Freehold	COUNCIL TAX E

Services

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

Rights of Access/Shared Access

None.

Covenants/Easements or
Wayleaves and 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	76	79
55-68	D		
39-54	E		
21-38	F		
01-20	G		

14 AUCKLAND AVENUE

Loxley, Sheffield,
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