

# 3 RINGINGLOW GARDENS



BLENHEIM









LOUNGE

Well suited to 21st-century living, 3 Ringinglow Gardens is a fabulous five double bedroomed home that is perfect for a growing family. This outstanding residence showcases fabulous living spaces and boasts a contemporary feel throughout whilst being close to local amenities.

On the ground floor is a superb, bay-windowed lounge that allows for ample natural light and which also has a fireplace. The heart of the home is the modern dining kitchen, that has integrated appliances and bi-folding doors that open to the rear. Allowing for spacious living, there is also a well-appointed office, a snug, a utility room and an integral double garage.

Five double bedrooms occupy the first floor, four of which have en-suite shower rooms and there is a family bathroom. Externally, 3 Ringinglow Gardens has off-road parking for two vehicles and to the rear is a well-maintained garden with two covered seating areas.

The property is located with easy access to the amenities of Whirlow, Ringinglow and Ecclesall, including a variety of shops, cafes, public houses and excellent local schooling. Located within close proximity to the property are a range of parks and woodland such as Mayfield Valley, Ecclesall Woods and Limb Brook. The Peak District National Park is a short drive away and it is a convenient commute to Sheffield's main hospitals and city centre.

**The property briefly comprises of on the ground floor:** Entrance hallway, lounge, office, WC, storage cupboard, dining kitchen, snug, utility room and integral double garage.

**On the first floor:** Landing, bedroom 4, bedroom 4 en-suite shower room, storage cupboard, family bathroom, bedroom 5, bedroom 3, bedroom 3 en-suite shower room, bedroom 2, bedroom 2 en-suite shower room, master bedroom, master dressing room, master en-suite shower room.



# GROUND & FIRST FLOOR

*A composite door with an obscured double glazed panel and matching side panels opens to the:*

## Entrance Hall

An impressive entrance hallway with recessed lighting, a decorative mirror wall and herringbone tiled flooring with under floor heating. Timber doors open to the lounge, office, WC and dining kitchen.

## Lounge

18'4 x 15'8 (5.58m x 4.77m)

A large lounge having a front facing UPVC double glazed bay window, pendant light point, TV/aerial point and under floor heating. Fitted furniture includes shelving. The focal point of the room is the living flame gas fireplace with a sandstone mantle, surround and granite hearth.

## Office

15'10 x 10'7 (4.83m x 1.95m)

A well-appointed office with a side facing UPVC double glazed window, recessed lighting and under floor heating. There is a fitted desk with drawer and wall units. A timber door opens to a storage cupboard that has cloaks hanging.

## WC

Having a pendant light point, extractor fan, partially tiled walls and tiled flooring with under floor heating. A suite in white comprises a low-level WC and a wall-mounted wash hand basin with a chrome mixer tap. A timber door opens to a storage cupboard.

## Storage Cupboard

With a flush light point and tiled flooring.

## Dining Kitchen

28'3 x 15'8 (8.62m x 4.77m)

A beautiful dining kitchen having a rear facing UPVC double glazed window, recessed lighting, pendant light points, extractor fan and herringbone tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units incorporating a granite work surface, upstands, under-counter lighting and an inset 2.0 bowl stainless steel sink with a chrome mixer tap. Appliances include an AEG gas hob, extractor hood, two AEG ovens, a full-height double

fridge/freezer and a wine cooler. There are two further separate work surfaces that have drawer and wall units, one with a full-height Caple wine cooler. A timber door opens to the snug and utility room. Aluminium bi-fold doors with double glazed panels open to the rear.

## Snug

13'10 x 10'7 (4.21m x 3.23m)

A cosy snug with a rear facing UPVC double glazed window, recessed lighting, deep skirtings and under floor heating.

## Utility Room

Having recessed lighting, deep skirtings and under floor heating. Fitted furniture includes cloaks hanging and shelving. There are base/wall and drawer units incorporating a granite work surface, upstands, under counter lighting 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 timber door opens to the garage and a composite door with an obscured double glazed panel opens to the side of the property.

From the entrance hallway, a staircase with an oak handrail and balustrading rises to the:

## First Floor

## Landing

Having a front facing UPVC double glazed window, recessed lighting, pendant light point and a central heating radiator. Timber doors open to bedroom 4, storage cupboard, family bathroom, bedroom 5, bedroom 3, bedroom 2 and master bedroom.

## Bedroom 4

14'4 x 9'9 (4.36m x 2.97m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point, deep skirtings and a central heating radiator. Fitted furniture includes short and long hanging and shelving. A timber door opens to the bedroom 4 en-suite shower room.



SNUG









DINING KITCHEN

# FIRST FLOOR

## Bedroom 4 En-Suite Shower Room

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wall-mounted wash hand basin with a chrome mixer tap and a double shower. Fitted furniture includes shelving.

## Storage Cupboard

Housing the hot water cylinder.

## Family Bathroom

A large family bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, shaver point, chrome heated towel rail and tiled flooring. There is a suite in white comprising a low-level WC, a wall-mounted wash hand basin with a chrome mixer tap, a panelled bath with a chrome mixer tap and to one corner, a separate shower enclosure with a fitted shower and a glazed screen/door.

## Bedroom 5

12'7 x 9'6 (3.84m x 2.90m)

A further double bedroom having a rear facing UPVC double glazed window, pendant light point, deep skirtings and a central heating radiator. Fitted furniture includes shelving and a bench.

## Bedroom 3

16'2 x 12'6 (4.92m x 3.81m)

Another double bedroom with a rear facing UPVC double glazed window, pendant light point, deep skirtings and a central heating radiator. Fitted furniture includes short/long hanging and drawer units. A timber door opens to the bedroom 3 en-suite shower room.

## Bedroom 3 En-Suite Shower Room

Being fully tiled and having a side facing UPVC double glazed window, recessed lighting, extractor fan, shaver point and a chrome heated towel rail. There is a suite in white comprising a low-level WC and a wall-mounted wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.





MASTER BEDROOM

# FIRST FLOOR

## Bedroom 2

16'9 x 12'7 (5.10m x 3.84m)

A large double bedroom with a front facing UPVC double glazed window, pendant light point, deep skirtings and a central heating radiator. Fitted furniture includes shelving and short/long hanging. A timber door opens to the bedroom 2 en-suite shower room.

## Bedroom 2 En-Suite Shower Room

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, shaver point, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC, a wall-mounted wash hand basin with a chrome mixer tap, and a separate shower enclosure with a fitted shower and a glazed screen/door.

## Master Bedroom

15'7 x 12'7 (4.74m x 3.83m)

A fantastic double bedroom with a front facing UPVC double glazed bay window, pendant light points, deep skirtings and a central heating radiator. Timber doors open to the master dressing room and master en-suite shower room.

## Master Dressing Room

Having recessed lighting. Fitted furniture includes short hanging and shelving.

## Master En-Suite Shower Room

A modern en-suite shower room with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, shaver point and tiled flooring. There is a suite in white comprising a low-level WC, a wall-mounted wash hand basin with a chrome mixer tap and a walk-in shower with a fitted shower and a glazed screen.





BEDROOM 2



BEDROOM 3



BEDROOM 4



FAMILY BATHROOM









## Exterior and Gardens

To the front of the property, is a block paved driveway, exterior lighting, an electric vehicle charging point, external power point and off road parking for three vehicles. mature hedging and a mature tree. Access can be gained to the garage and main entrance door.

## Integral Double Garage

17'11 x 17'0 (5.46m x 5.19m)

With an electric panel section door by Hormann, light, power and an electric vehicle charging point. Also housing the ideal boiler.

A timber pedestrian gate opens to the left hand side of the property, where there is exterior lighting and access can be gained to the utility room. The path continues to the rear.

To the rear, is exterior lighting, an external power point and a water tap. A large block paved patio extends the width of the rear and continues to the right hand side of the property where there is another external power point. There is a covered seating area and access can be gained to the dining kitchen.

Beyond the patio is a split-level garden that is partially laid to lawn. Steps descend to a covered seating area. Both the left and right sides of the garden have planters containing mature plants and the whole garden is enclosed by timber fencing.





# GROUND FLOOR

Ground Floor Approximate Floor Area:  
1203 SQ.FT. (111.8 SQ.M.)



# FIRST FLOOR

First Floor Approximate Floor Area:  
1461 SQ.FT. (135.7 SQ.M.)





BEDROOMS 5	BATHROOMS 5
LIVING ROOMS 3	SQFT 2962
TENURE Freehold	COUNCIL TAX G

Services

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

Rights of Access & Shared Access

None.

Covenants, Easements, 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	78	80
55–68	D		
39–54	E		
21–38	F		
01–20	G		



# 3 RINGINGLOW GARDENS

3 Ringinglow Gardens, Ringinglow,  
Sheffield, South Yorkshire S11 7DB

Offers in Excess of  
£950,000

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

*blenheim.co.uk*







BLENHEIM

HOMES THAT  
*move* YOU

[blenheim.co.uk](http://blenheim.co.uk)