

# 64 TRAP LANE



BLENHEIM







# 64 TRAP LANE IS A TASTEFUL THREE BEDROOMED SEMI- DETACHED HOME LOCATED IN A HIGHLY SOUGHT-AFTER AREA OF SHEFFIELD.

*Offering pleasant living spaces that have been  
extensively renovated by the current owners, it is ideal  
for a growing family and is close to both local amenities  
and the Peak District.*







ENTRANCE HALLWAY

On the ground floor is a homely lounge that has character features, a multi-fuel stove and a bay window.

The fabulous, L-shaped living kitchen has a ceiling suspended log burner, integrated appliances and sliding doors opening to the rear, allowing for seamless in-to-out hosting and entertaining. There is also a modern office, a utility room and a WC.

The first floor houses two double bedrooms, an additional bedroom and the contemporary family bathroom with under floor heating. Externally, the property has a front garden, off-road parking, a garage and to the rear is a wonderful private garden with a raised, split-level composite terrace that enjoys countryside views.

The property is located with easy access to the amenities of Bents Green, Whirlow, Ringinglow and Ecclesall, including a variety of shops, cafes, public houses and excellent local schooling. Located within close proximity 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, kitchen, living/dining room, office, utility room and WC.

**On the first floor:** Landing, family bathroom, bedroom 1, bedroom 2 and bedroom 3.

**Outbuildings:** Garage.





# GROUND FLOOR

*A composite door with obscured double glazed panels and a panel above opens to the entrance hallway.*

## Entrance Hallway

With recessed lighting, central heating radiator, deep skirtings and oak flooring. An oak door opens to the lounge and a timber door with glazed panels opens to the living kitchen.

## Lounge

12'2 x 10'5 (3.70m x 3.18m)

A cosy lounge with a front facing UPVC double glazed bay window, coved ceiling, pendant light point, picture rail, central heating radiator and a TV/aerial point. Fitted furniture includes shelving. The focal point of the room is the multi-fuel stove with a timber mantel, stone surround and slate hearth.

## Living Kitchen

A fantastic L-shaped living kitchen split into a kitchen and living/dining room.

## Kitchen

13'1 x 9'10 (4.00m x 3.00m)

A fabulous kitchen with recessed lighting, a pendant light point, and oak flooring. There are a range of fitted base/wall and drawer units, incorporating a work surface, tiled splashbacks, under-counter lighting and an inset 2.0 bowl, Belfast style sink with a gold Hanstrom boiling water mixer tap. Appliances include a Smeg range cooker with a six-ring gas hob and two ovens, an extractor hood, a Smeg microwave and a Hotpoint dishwasher. There is the provision for a full-height fridge/freezer. A central island has a matching work surface, an integrated wine cooler and the provision for five chairs. A timber door opens to the office and there is a wide opening into the living/dining room.

## Living/Dining Room

26'1 x 8'2 (7.95m x 2.50m)

With an aluminium double glazed roof lantern, recessed lighting, central heating radiator, decorative oak panelling, deep skirtings and oak flooring. The focal point of the room is the ceiling suspended Nordpeis log burner. Aluminium sliding doors (5 metres in length) with double glazed panels open to the rear of the property.

## Office

8'10 x 7'3 (2.70m x 2.22m)

A stylish office with rear facing glazed panels, recessed lighting, central heating radiator and oak flooring. A timber door opens to the utility room.

## Utility Room

With recessed lighting, central heating radiator and oak flooring. The fitted furniture includes shelving where there is a provision for a washing machine and a tumble dryer. A timber door opens to the WC.

## WC

Having a flush light point, extractor fan, heated towel rail and oak flooring. There is a suite in white comprising a RAK low-level WC and a wall mounted wash hand basin with a gold mixer tap.



KITCHEN





LOUNGE





OPEN PLAN LIVING KITCHEN





LIVING/DINING ROOM



LIVING/DINING ROOM



LIVING/DINING ROOM



OFFICE



# FIRST FLOOR & EXTERIOR

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

## First Floor

### Landing

With a side facing UPVC double glazed window and a pendant light point. Access can be gained to loft storage. Timber doors open to the family bathroom, bedroom 1, bedroom 2 and bedroom 3.

### Family Bathroom

A contemporary bathroom that is fully tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, a heated towel rail and under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a black mixer tap, storage beneath and an illuminated vanity mirror above. Also having a bath with a black mixer tap and an additional hand shower facility. To one corner is a walk-in shower enclosure with a rain head shower, an additional hand shower facility, inset shelving and a glazed screen/door.

### Bedroom 1

12'4 x 11'0 (3.77m x 3.35m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes short hanging, shelving and drawer units.

### Bedroom 2

11'8 x 11'0 (3.56m x 3.35m)

A further double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes short hanging and shelving.

### Bedroom 3

8'6 x 7'8 (2.60m x 2.33m)

Having a side facing UPVC double glazed window, flush light point and a central heating radiator.

### Exterior and Gardens

To the front of the property is exterior lighting and a driveway with parking for one vehicle. Access can be gained to the garage and main entrance door. There is a garden mainly laid to lawn with an array of mature plants, hedging and a mature tree.

### Garage

8'10 x 7'4 (2.70m x 2.24m)

With an up-and-over door, light, power and an electric vehicle charging point. The garage also houses the boiler.

To the rear of the property is exterior lighting and an external power point. A raised composite decked balcony terrace with glazed balustrading and a steel handrail overlooks the rear and views beyond.

Access can be gained to the living kitchen. Timber steps at either side of the balcony terrace descend to a further seating area.

Steps lead down to a garden, which is mainly laid to lawn and has an array of plants. The garden is fully enclosed by stone walling and mature hedging.



UTILITY ROOM





BEDROOM 1





FAMILY BATHROOM



BEDROOM 3



BEDROOM 2



BEDROOM 1 VIEW











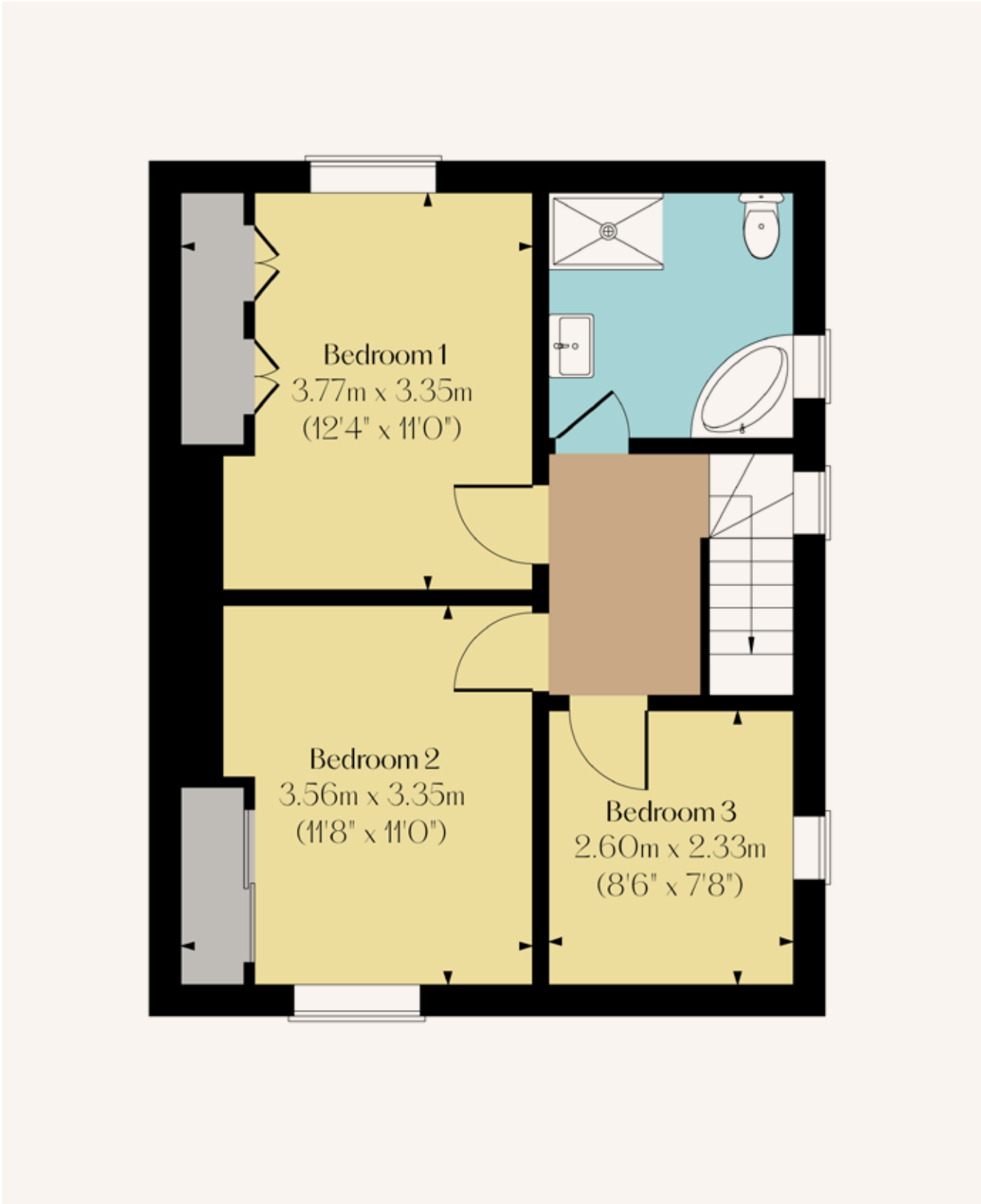
# GROUND FLOOR & GARAGE

Ground Floor:  
836 SQ.FT. (77.7 SQ.M.)



# FIRST FLOOR

First Floor:  
471 SQ.FT. (43.8 SQ.M.)  
Total Approximate Floor Area:  
1307 SQ.FT. (121.5 SQ.M.)





BEDROOMS 3	BATHROOMS 1
LIVING ROOMS 3	SQFT (INCLUDING GARAGE) 1,372
TENURE Freehold	COUNCIL TAX C

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 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		
55–68	D	68	77
39–54	E		
21–38	F		
01–20	G		



# 64 TRAP LANE

Bents Green, Sheffield, South Yorkshire,  
S11 7RG

Offers in the Region of  
£595,000

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)