

# 5 BEAUCHIEF GROVE



BLenheim



POSITIONED WITHIN A GATED DEVELOPMENT IN A HIGHLY SOUGHT-AFTER AREA OF SHEFFIELD, 5 BEAUCHIEF GROVE IS A FABULOUS FOUR BEDROOMED DETACHED HOME.

*Well-appointed for a growing family, this delightful property boasts good-sized living spaces and is close to local amenities.*





LOUNGE

## The heart of the home is the contemporary living kitchen.

With double glazed roof panels, integrated appliances and bi-folding doors opening to the rear, this reception room has ample natural light and is the perfect place for hosting. Completing the ground floor is a sizeable lounge with an ethanol fuel fireplace, a well-appointed office, a downstairs WC and a utility room.

On the first floor is the master bedroom and a fabulous second bedroom with an en-suite shower room. Allowing for spacious living, the second floor houses two further, large double bedrooms and a shower room. Externally, this gorgeous property benefits from having a garage, two parking spaces and a pleasant south-facing rear garden.

5 Beauchief Grove has good access to the nearby amenities of Millhouses, including shops, supermarkets, cafes, public houses and restaurants. The property is also within walking distance to Millhouses Park and Ecclesall Woods, which both provide great trails. There is good local schooling within the area. Additionally, the property is conveniently positioned for access to Sheffield city centre, and the Dore & Totley train station provides rail links to Manchester, Leeds, York and Nottingham. The Peak District National Park is a short drive away for visiting local villages and a host of countryside walking trails within Derbyshire.

**The property briefly comprises of on the ground floor:** Entrance hallway, lounge, office, WC, under-stairs storage cupboard, living kitchen and utility room.

**On the first floor:** Landing, family shower room, master bedroom, bedroom 2 and bedroom 2 en-suite shower room.

**On the second floor:** Landing, bedroom 3, bedroom 4 and shower room.

**Outbuildings:** Garage.





LIVING KITCHEN



LOUNGE

# GROUND FLOOR

*An aluminium door with a double glazed side panel opens to the entrance hallway.*

## Entrance Hallway

Having recessed lighting and under floor heating. Oak doors open to the lounge, office, WC, under-stairs storage cupboard and living kitchen.

## Lounge

20'5 x 10'3 (6.23m x 3.12m)

A beautiful lounge with a front facing aluminium double glazed window, recessed lighting, TV/aerial point and under floor heating. The focal point of the room is the ethanol fuel fireplace. Aluminium bi-folding doors with double glazed panels open to the rear of the property.

## Office

10'0 x 9'0 (3.05m x 2.74m)

A well-appointed office having a front facing aluminium double glazed window, recessed lighting and under floor heating.

## WC

Having recessed lighting, an extractor fan and under floor heating. A suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap.

## Under-Stairs Storage Cupboard

A useful area for storage.

## Living Kitchen

23'11 x 17'2 (7.28m x 5.22m)

A stunning living kitchen with side facing aluminium double glazed windows, aluminium double glazed roof panels, recessed lighting, pendant light points, TV/aerial point and under floor heating. There are a range of fitted base/wall and drawer units incorporating a Quartz work surface, upstands, under-counter lighting and an inset 1.5 bowl sink with a chrome Quooker tap. Appliances include two Siemens ovens/grills, a full-height fridge/freezer, a wine cooler and a Bosch dishwasher. A central island has a matching work surface with an integrated four-ring induction hob and the provision for three chairs. A sliding timber door opens to the utility room. Aluminium bi-folding doors with double glazed panels open to the rear of the property.

## Utility Room

Having recessed lighting, an extractor fan, under floor heating and two storage cupboards, one housing the hot water tank and the other with shelving. There is the provision for a washing machine/tumble dryer.



ENTRANCE HALLWAY



LIVING KITCHEN



LOUNGE



LIVING KITCHEN



OFFICE

# FIRST & SECOND FLOORS

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

## First Floor

### Landing

With a front facing aluminium double glazed window, recessed lighting and a central heating radiator. Oak doors open to the family bathroom, master bedroom and bedroom 2.

### Family Shower Room

Being fully tiled and having a rear facing aluminium double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a walk-in shower with a rain head shower, an additional hand shower facility and a glazed screen.

### Master Bedroom

23'0 x 10'0 (7.00m x 3.05m)

A double bedroom with front and rear facing aluminium double glazed windows, recessed lighting, central heating radiators and timber flooring. Fitted furniture includes shelving and short hanging.

### Bedroom 2

12'1 x 10'4 (3.69m x 3.14m)

A good-sized double bedroom with a front facing aluminium double glazed window, recessed lighting, central heating radiators and timber flooring. A sliding timber door opens to the bedroom 2 en-suite shower room.

### Bedroom 2 En-Suite Shower Room

A large en-suite with a rear facing aluminium double glazed

obscured window, recessed lighting, extractor fan, partially tiled walls, central heating radiator, chrome heated towel rail and tiled flooring. There is a suite in white comprising a wall mounted WC and a wash hand basin with a chrome mixer tap and a vanity mirror above. To one corner is a walk-in shower with a rain head shower, an additional hand shower facility and a glazed screen.

From the landing, a staircase with a timber handrail and glazed balustrading rises to the:

## Second Floor

### Landing

Having a Velux roof window, pendant light point and a central heating radiator. Timber doors open to bedroom 3, bedroom 4 and the shower room.

### Bedroom 3

20'5 x 10'4 (6.22m x 3.15m)

A large double bedroom with Velux roof windows, recessed lighting, pendant light point and a central heating radiator.

### Bedroom 4

19'9 x 10'0 (6.02m x 3.05m)

A further double bedroom having Velux roof windows, recessed lighting, pendant light point and a central heating radiator.

### Shower Room

Being fully tiled with a front facing aluminium double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a walk-in shower with a rain head shower, additional hand shower facility and a glazed screen.



LANDING



MASTER BEDROOM



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 2



FAMILY SHOWER ROOM



FAMILY SHOWER ROOM



BEDROOM 4



BEDROOM 3



BEDROOM 4



BEDROOM 4



SHOWER ROOM

# EXTERIOR AND GARDENS

The front of the home has exterior lighting, parking for two vehicles and an area mainly laid to lawn with plants. Access can be gained to the main entrance door.

Opposite the property is a garage belonging to 5 Beauchief Grove.

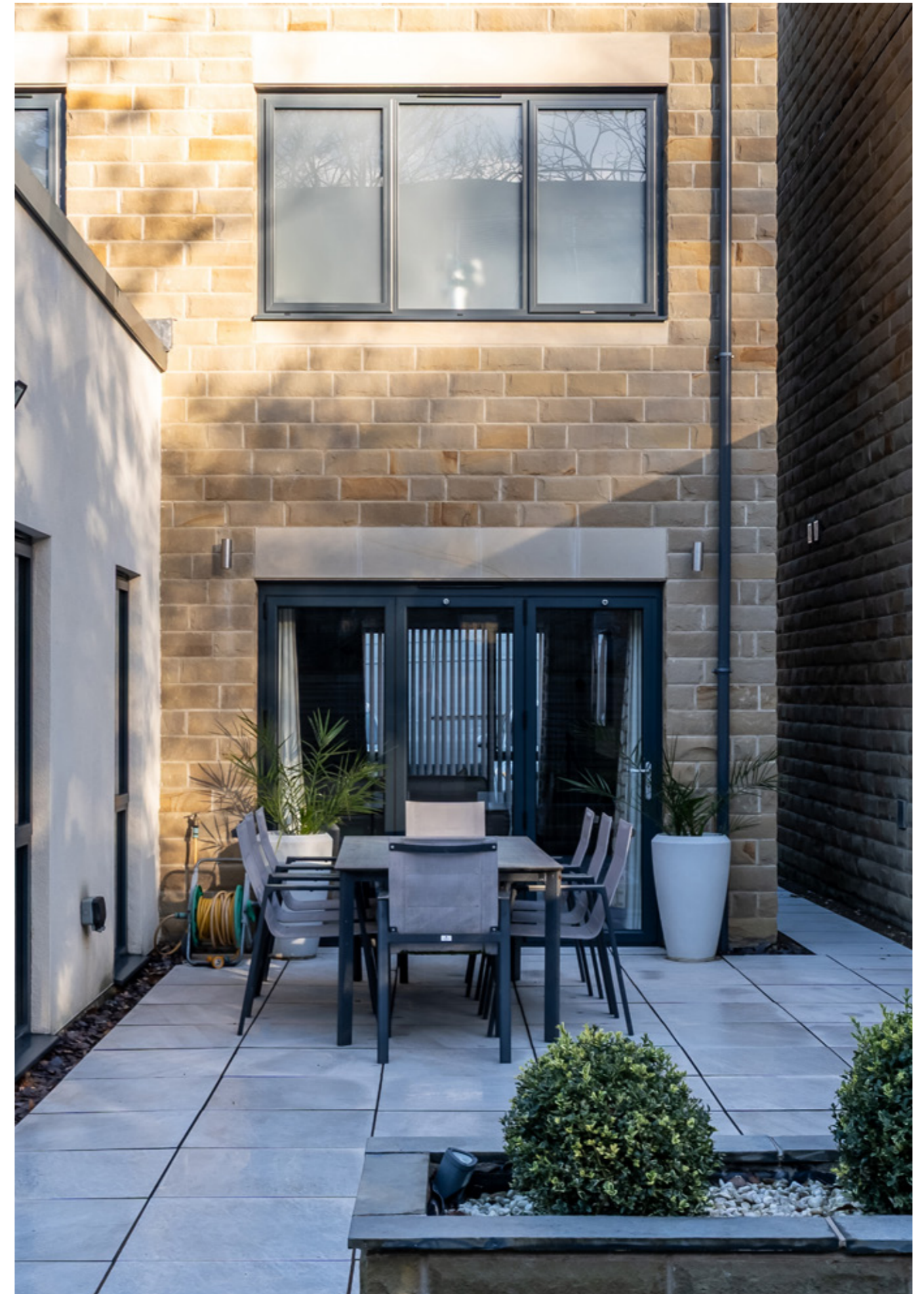
## Garage

17'1 x 9'3 (5.47m x 2.81m)

With an electric up-and-over door, light and power.

To the left hand side of the property is a stone flagged path with an electric vehicle charging point, exterior lighting and an external power point. The path continues to the rear.

To the rear is exterior lighting, an external power point, a water tap and the air source heat pump. A large stone flagged patio stretches the width of the garden where access can be gained to the living kitchen and lounge. Beyond the patio is a garden that is mainly laid to lawn with raised planters, an external power point and is enclosed by timber fencing.





# GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area:  
842 SQ.FT. (78.2 SQ.M)

Garage Approximate Floor Area:  
165 SQ.FT. (15.3 SQ.M)

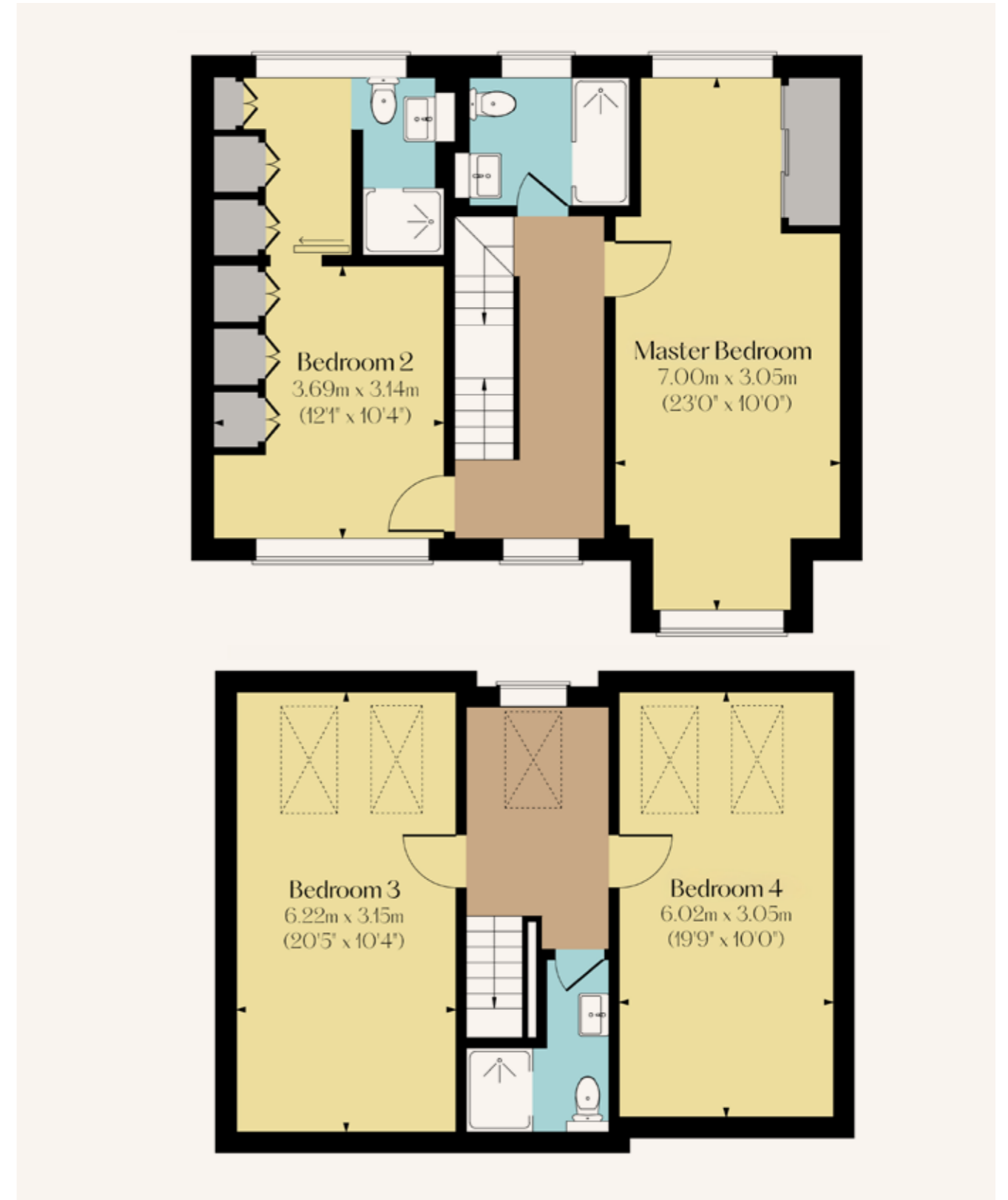
Total Approximate Floor Area:  
1987 SQ.FT. (184.6 SQ.M)



# FIRST & SECOND FLOORS

First Floor Approximate Floor Area:  
589 SQ.FT. (54.7 SQ.M)

Second Floor Approximate Floor Area:  
556 SQ.FT. (51.7 SQ.M)



BEDROOMS 4	BATHROOMS 3
LIVING ROOMS 3	SQFT 1,987
TENURE Freehold	COUNCIL TAX G

## Services

Mains electricity, mains water, mains drainage and an air source heat pump. The broadband is fibre 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. Flood risk is considered low as per JBA Consulting assessment - copies available at request.

## Other Information

There is an annual service charge fee of £650.

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	74	81
55-68	D		
39-54	E		
21-38	F		
01-20	G		

# 5 BEAUCHIEF GROVE

Sheffield, South Yorkshire, S7 2AF

Offers in the Region of  
£750,000

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

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