12
KING EDWARDS



BLENHEIM


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12

SITTING WITHIN AN EDWARDIAN DEVELOPMENT, 12 KING EDWARDS IS AN ATTRACTIVELY PRESENTED MEWS COTTAGE THAT IS SUITABLE FOR A VARIETY OF PURCHASERS.

Set within impressive grounds, this two bedroomed home retains a wealth of character and has a beautiful rear garden.







KITCHEN

On the ground floor is a well-equipped kitchen with high ceilings and a dual aspect, a WC and a large, light-filled lounge with double doors opening to the rear covered veranda with grade II listed stone pillars.

The first floor houses two double bedrooms and the family bathroom. Externally, the property has an allocated parking space, a private single garage and to the rear is a covered seating terrace and a wonderful garden filled with mature plants. Within the 25 acres of grounds is a gymnasium, tennis court, bike storage and private woodland.

12 King Edwards has good access to all of the local amenities of Stannington and Rivelin including shops, cafes, restaurants and public houses. Walking trails through Rivelin Valley, woodland and Rivelin Reservoir are easily reachable from Rivelin Valley Road. There is excellent schooling nearby. Sheffield's city centre is reachable within 15 minutes and the Peak District National Park is conveniently accessible, as are journeys to Manchester and Leeds.

The property briefly comprises of on the ground floor: Entrance hall, kitchen storage cupboard, WC and lounge/ dining room..

On the first floor: Landing, bedroom 1, storage cupboard, family bathroom and bedroom 2.

GROUND FLOOR

A heavy timber door opens to the entrance hall.

Entrance Hall

Having a front facing timber glazed panel, coved ceiling, pendant light point and timber flooring. Timber doors open to the kitchen, storage cupboard, WC and lounge/dining room.

Kitchen

13'8 x 8'1 (4.16m x 2.46m)

With side and front facing timber glazed windows, coved ceiling, recessed lighting, central heating radiator and timber flooring. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a four-ring gas hob, extractor hood, oven/grill and a provision for a fridge/freezer.

Storage Cupboard

A useful area for storage.

WC

Having a flush light point, extractor fan, central heating radiator and timber flooring. A suite comprises a low-level WC and a wash hand basin with traditional chrome taps.

Lounge/Dining Room

26'0 x 12'5 (7.92m x 3.78m)

With rear facing timber glazed panels, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and timber flooring. Timber double doors with glazed panels open to the rear covered seating terrace.

From the entrance hall, a staircase with a timber handrail rises to the first floor.





LOUNGE/DINING ROOM

LOUNGE/DINING ROOM

FIRST FLOOR

Landing

With a Velux roof window, coved ceiling and a flush light point. Timber doors open to bedroom 1, storage cupboard, family bathroom and bedroom 2.

Bedroom 1

13'0 x 11'3 (3.97m x 3.44m)

A double bedroom with a rear facing timber glazed window, pendant light point and a central heating radiator.

Storage Cupboard

Useful for storage.

Family Bathroom

Having a Velux roof window, recessed lighting, extractor fan, shaver point and a heated towel rail. A suite comprises a low-level WC and a wash hand basin with traditional chrome taps. To one wall is a panelled bath with a chrome mixer tap, a rainhead shower and a glazed screen.

Bedroom 2

13'0 x 9'10 (3.96m x 3.00m)

A further double bedroom with a rear facing timber glazed window, pendant light point, central heating radiator and a TV/aerial point.





FAMILY BATHROOM



MASTER BEDROOM

BEDROOM 2



EXTERIOR & GARDENS

To the front of the property, access can be gained to the main entrance door. An allocated car parking space and a private single garage belong to the property.

To the rear of the property is exterior lighting and a stone flagged, covered seating terrace with original stone pillars. Beyond the seating area is a garden, mainly laid to lawn, with an array of mature plants. Access can be gained to the lounge via the covered seating terrace. Access can be gained to the shared garden via a timber gate.

The garden is fully enclosed.






OXFORD









COMMUNAL GROUNDS, TENNIS COURT & GYMNASIUM

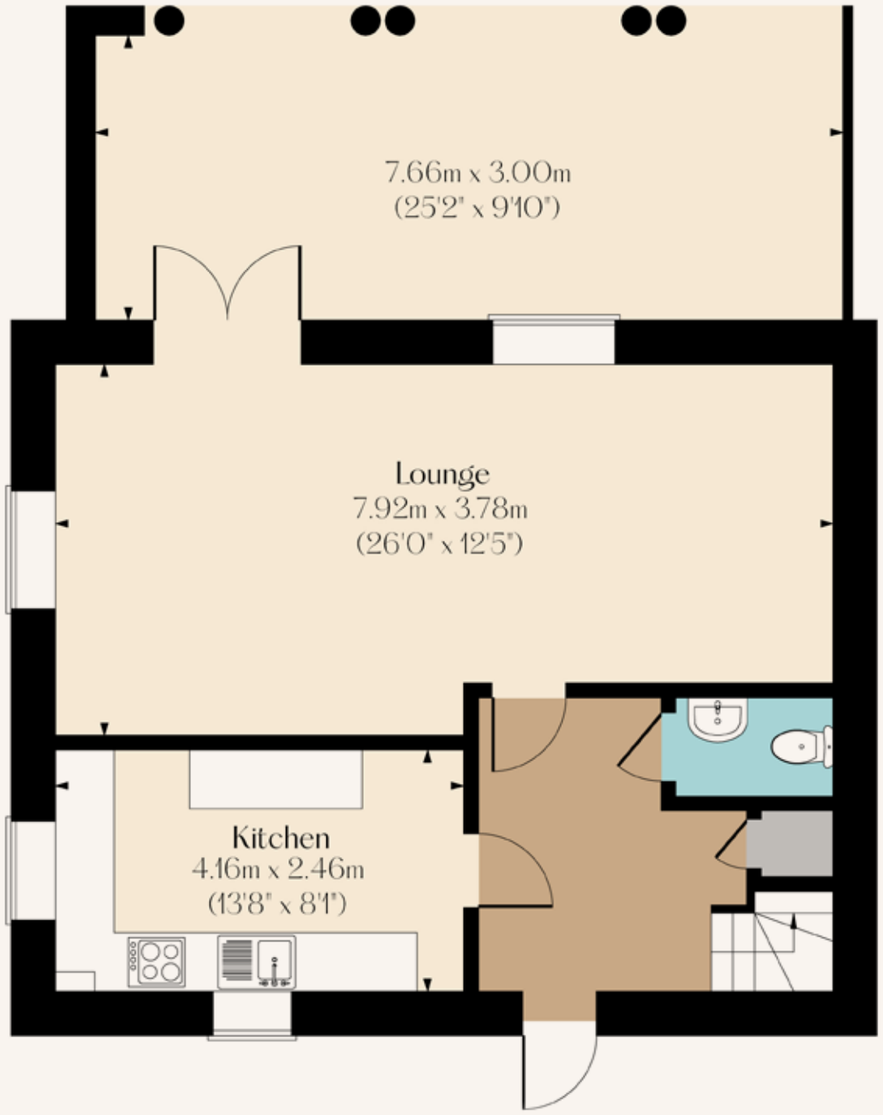




GROUND & FIRST FLOORS

Ground Floor Approximate Floor Area:
545 SQ.FT. (50.6 SQ.M)

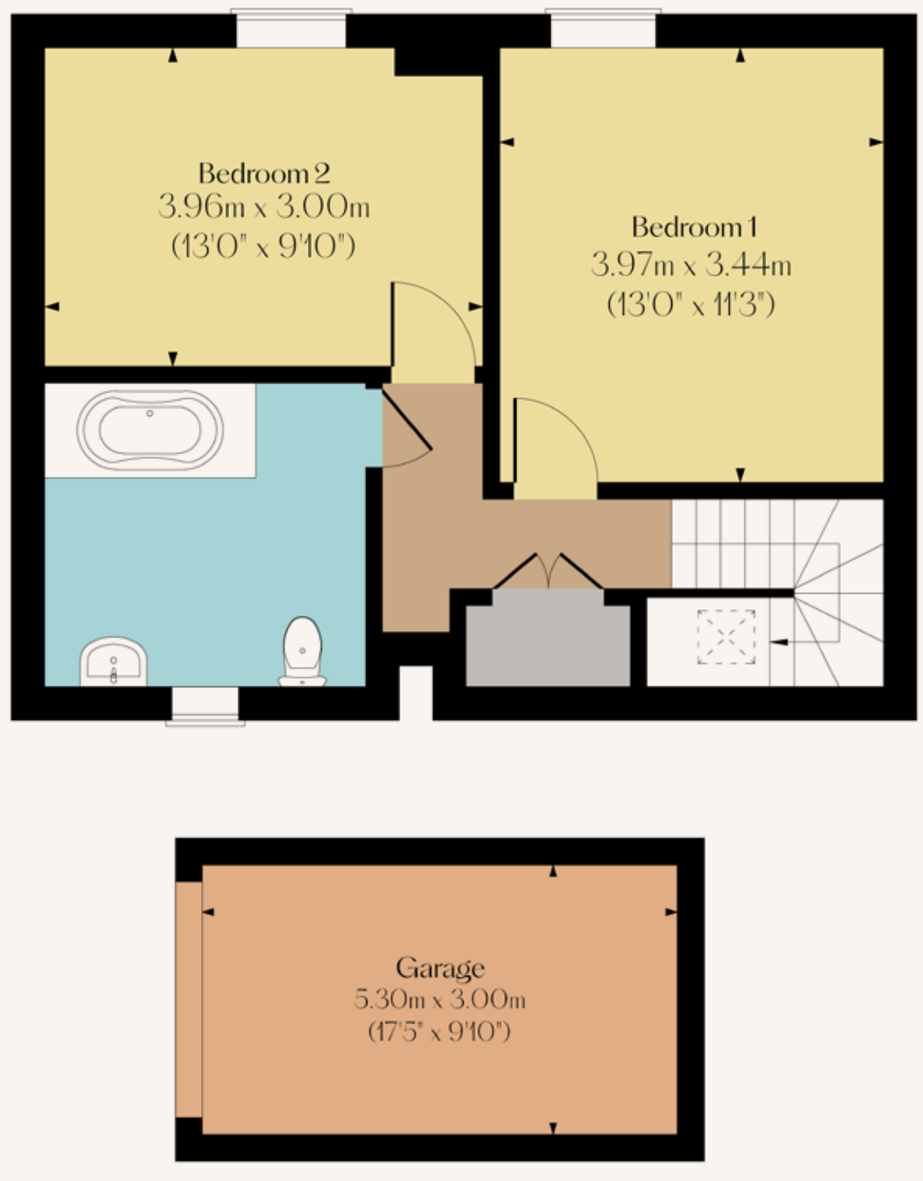
Total Approximate Floor Area:
1002 SQ.FT. (93.1 SQ.M)



FIRST FLOOR & GARAGE

First Floor Approximate Floor Area:
457 SQ.FT. (42.5 SQ.M)

Garage Approximate Floor Area:
171 SQ.FT. (15.9 SQ.M.)



BEDROOMS 2	BATHROOMS 1
LIVING ROOMS 1	SQFT 1,002
TENURE Leasehold	COUNCIL TAX E

Tenure Details

The lease is 999 years from 8th June 2001. The ground rent is £234 per annum and the service charge is £2,444 per annum. .

Services

Mains connected. The broadband is ADSL and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There is a covenant. There are no easements or wayleaves and the flood risk can be checked on the government website.

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.

12 KING EDWARDS

Rivelin, Sheffield
South Yorkshire, S6 5SQ

Asking Price
£395,000

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

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