

198 ABBEYDALE ROAD SOUTH



BLenheim



SITUATED IN A HIGHLY DESIRABLE
LOCATION, WELCOME TO 198
ABBEYDALE ROAD SOUTH.

*This beautifully presented three bedroomed detached
home offers spacious and stylish accommodation,
perfectly suited to modern family living.*





The heart of the home is the kitchen, finished to a high standard with ample space for entertaining and bi-folding doors opening to the rear.

To the front of the property, the bay-windowed lounge provides a bright and welcoming reception room, creating a comfortable space to relax and a flexible snug/bedroom offers extra space. A thoughtfully designed extension enhances the ground floor further, incorporating a practical utility room and a convenient downstairs WC.

Upstairs, the property boasts three generously proportioned double bedrooms, offering excellent versatility. The impressive master bedroom has been enhanced with the recent addition of a modern en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the home enjoys an attractive rear garden with a covered seating area, and to the front of the property is off-road parking for multiple vehicles and an integral garage.

The property is located with easy access to the amenities of Millhouses and Dore, which include shops, public houses, restaurants, cafes and schooling. Also being positioned within walking distance to Ecclesall Woods, Limb Brook and Millhouses Park. The Peak District National Park is situated within a short drive and offers many towns and activities. The property has good transport links to Manchester via the A57, and Dore Train Station, which allows for convenient journeys to Manchester, Leeds, Liverpool and York.

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hall, lounge, storage cupboard, kitchen, snug/bedroom 4, utility room, WC and garage.

On the first floor: Landing, family bathroom, master bedroom, master en-suite shower room, bedroom 2 and bedroom 3.

GROUND FLOOR

A composite door with double glazed panels opens to the entrance vestibule.

Entrance Vestibule

Having front facing UPVC double glazed panels, pendant light point and tiled flooring. Timber doors open to storage cupboards. A timber door with glazed panels opens to the entrance hall.

Entrance Hall

With a flush light point and underfloor heating. Timber doors open to the lounge, storage cupboard and kitchen.

Lounge

13'11 x 12'11 (4.24m x 3.94m)

With a front facing UPVC double glazed bay window, coved ceiling, wall mounted light point, TV/aerial point and a central heating radiator. The focal point of the room is the log burner.

Storage Cupboard

Having lighting and cloaks hanging hooks.

Kitchen

21'2 x 13'10 (6.45m x 4.22m)

A beautiful kitchen with Velux roof windows, recessed lighting, pendant light points and LVT flooring with underfloor heating. A range of fitted base/wall and drawer units incorporate a work surface and an inset 2.0 bowl sink with a chrome mixer tap. Appliances include a Neff grill, an extractor hood, two Neff ovens and a Neff full-height fridge/freezer. A separate central island has a matching work surface, the provision for three chairs and a wine cooler. Timber doors open to the snug/bedroom 4 and the utility room. Aluminium bi-folding doors open to the rear of the property.

Snug/Bedroom 4

15'7 x 9'10 (4.75m x 3.00m)

With recessed lighting and LVT flooring with underfloor heating. Aluminium bi-folding doors open to the rear of the property.

Utility Room

Having a Velux roof window, glazed roof panel, recessed lighting and LVT flooring with underfloor heating. Base units incorporate a work surface. There is the provision for a washing machine and tumble dryer. Timber doors open to the WC and garage.

WC

Having recessed lighting, an extractor fan and LVT flooring with underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap.

Garage

16'1 x 7'1 (4.91m x 2.17m)

Having an up-and-over door, light and power. A timber door opens to a storage cupboard.

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



KITCHEN





LOUNGE



SNUG/BEDROOM 4



FIRST FLOOR

Landing

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

Family Bathroom

Having a side facing UPVC obscured double glazed window, recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a freestanding bath with a chrome mixer tap and an additional hand shower facility. To one corner is a separate shower enclosure with a rainhead shower, additional hand shower facility, inset shelving and a glazed screen.

Master Bedroom

13'11 x 11'5 (4.24m x 3.47m)

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

Master En-Suite Shower Room

Having a rear facing UPVC obscured double glazed window, recessed lighting, extractor fan and a heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a black mixer tap and storage beneath. To one corner is a fitted shower with an additional hand shower facility and a glazed screen/door.

Bedroom 2

13'11 x 11'5 (4.24m x 3.47m)

Another double bedroom with a front facing UPVC double glazed bay window, coved ceiling, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving.

Bedroom 3

10'8 x 9'3 (3.24m x 2.83m)

With a front facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving.



LANDING



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 2



FAMILY BATHROOM



EXTERIOR & GARDENS

To the front of the property is exterior lighting, an electric vehicle charging point and a block paved drive with parking for three vehicles. Access can be gained to the main entrance door and garage.

To the rear of the property is exterior lighting, a water tap, an external power point and a stone flagged patio where access can be gained to the kitchen and snug. Beyond the patio is a covered seating terrace with a hardstanding pergola and a garden that is mainly laid to lawn with a variety of plants.

The garden is fully enclosed by timber fencing.

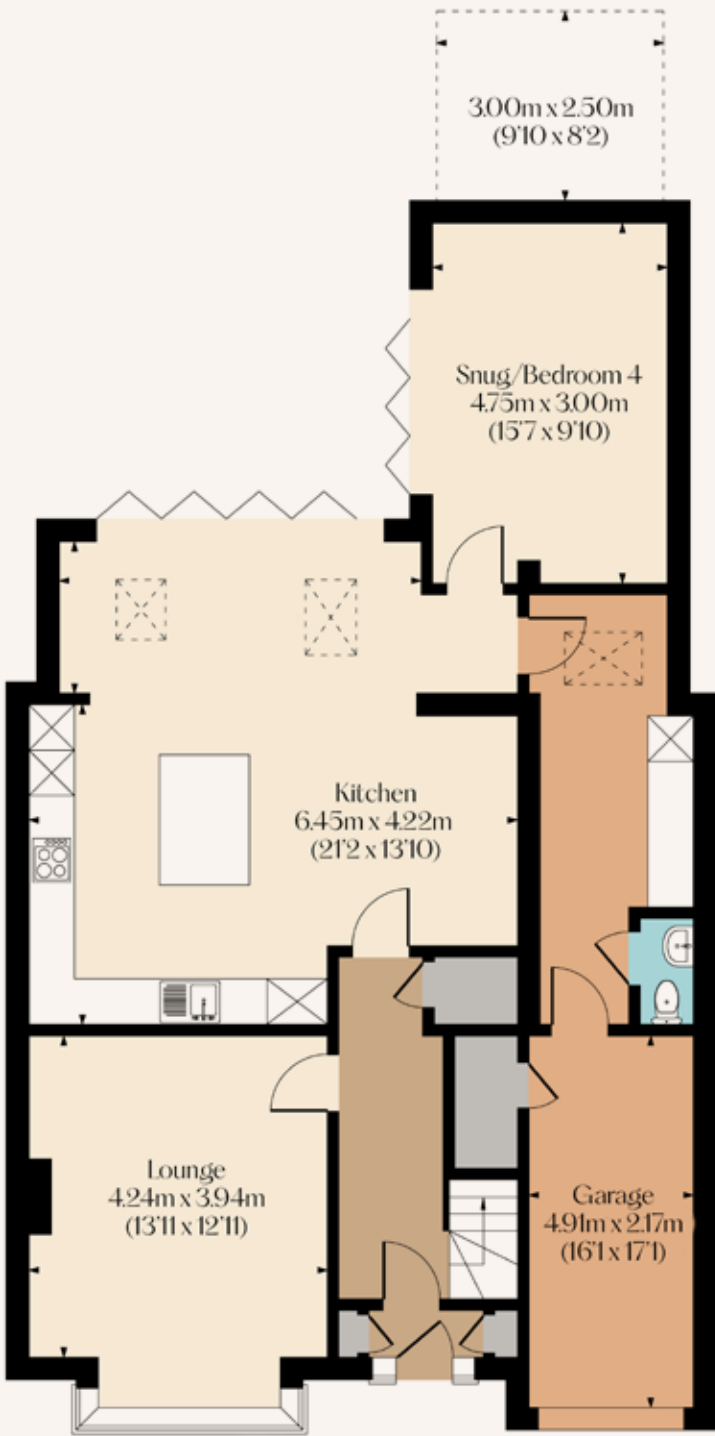
IMAGE FOR ILLUSTRATION PURPOSES ONLY



GROUND FLOOR

Ground Floor Approximate Floor Area:
1045 SQ.FT. (97.1 SQ.M)

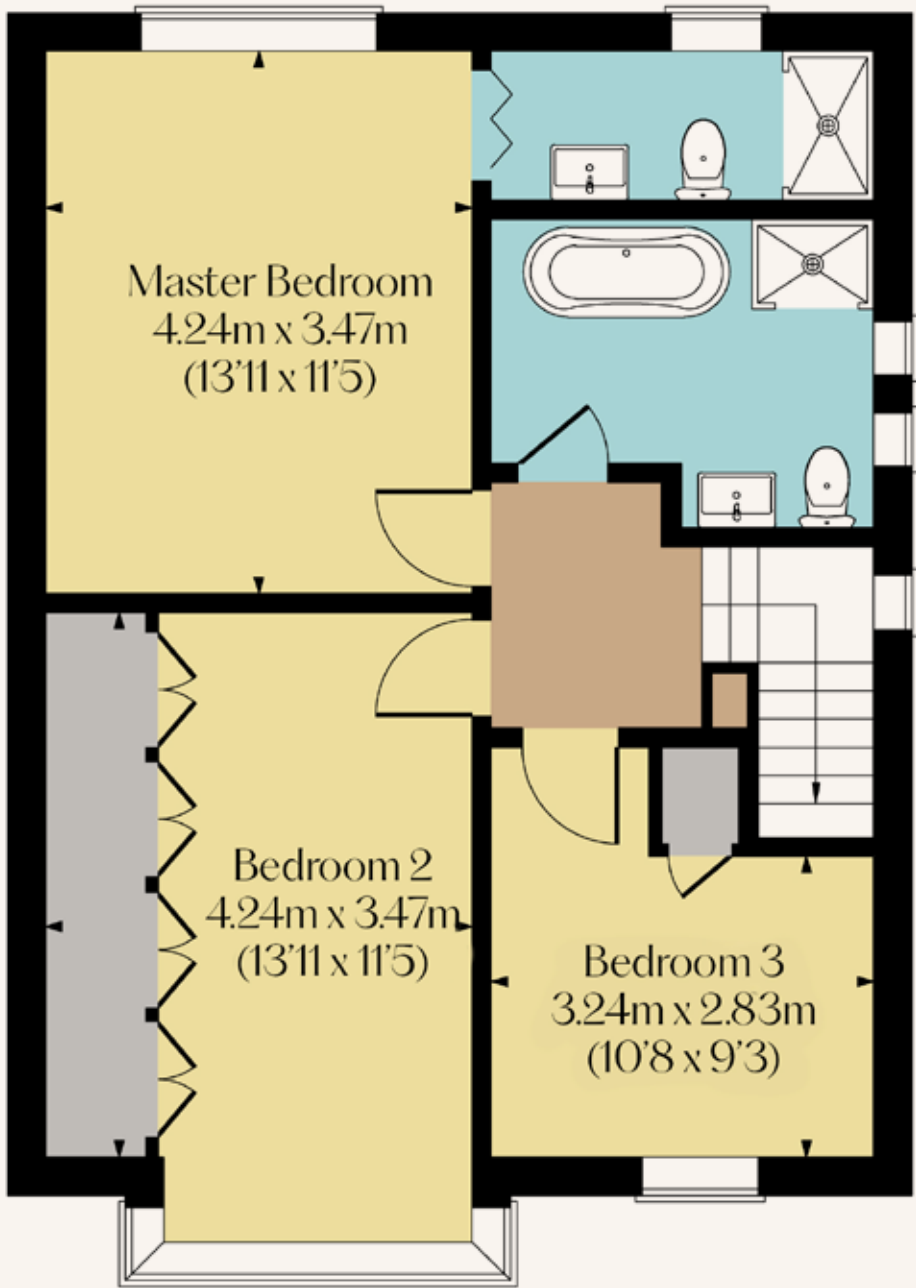
Garage Approximate Floor Area
114 SQ.FT. (10.6 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
615 SQ.FT. (57.1 SQ.M)

Total Approximate Floor Area
1774 SQ.FT. (164.8 SQ.M)



BEDROOMS 3/4	BATHROOMS 2
LIVING ROOMS 2	SQFT 1,774
TENURE Freehold	COUNCIL TAX E

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		
55–68	D	64	75
39–54	E		
21–38	F		
01–20	G		

Services

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

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Fixtures & Fittings

All windows have fitted blinds.

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.

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Offers in the Region
of £650,000

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

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