5 BROOK LANE



BLENHEIM


5

WELCOME TO 5 BROOK LANE, A DELIGHTFUL HOME THAT BOASTS SIZEABLE LIVING SPACES IN THE HIGHLY SOUGHT-AFTER VILLAGE OF GRENOSIDE.

With four bedrooms, two reception rooms and a pleasant exterior, this gorgeous, semi-detached property is suitable for a growing family and is close to local amenities.





KITCHEN

On the ground floor are two reception rooms, including the bow windowed lounge and the dining room.

The heart of the home is the L-shaped kitchen that has integrated appliances and bi-folding doors opening to the rear. Three spacious double bedrooms, one of which with an en-suite shower room, occupy the first floor. There is also a versatile fourth bedroom/office and family bathroom.

Externally, 5 Brook Lane has off-road parking via a drive, a carport and a single garage. To the rear is a fantastic split-level garden with extensive views, a raised seating terrace, two further patios and a greenhouse.

5 Brook Lane is well placed for easy access to the amenities of Grenoside village, including public houses, village shops and a café. There is also a thriving community centre, which offers a range of activities for adults and children, an active church and popular Scout and Guide groups. Grenoside Park is on the doorstep and Greno Woods are reachable within walking distance from the home, presenting pleasant spaces to enjoy the outdoors. Additionally, Grenoside Primary School and an independent nursery are just a short walk away. The property is conveniently located for the M1 motorway network, providing road links to major cities, including Leeds, Nottingham and London. It is a short drive to Sheffield city centre and little over an hour to Manchester.

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

On the first floor: Landing, bedroom 1, bedroom 1 en-suite shower room, family bathroom, bedroom 2, bedroom 3 and bedroom 4/office.

Outbuildings: Garage, carport and greenhouse.



VIEW

GROUND & FIRST FLOORS

Double composite doors with double glazed panels and matching side panels open to the entrance vestibule.

Entrance Vestibule

With tiled flooring. A composite door with stained glass panels opens to the:

Entrance Hallway

Having front facing double glazed stained glass panels, coved ceiling, a flush light point and a central heating radiator. Timber doors open to the lounge, dining room, kitchen and WC.

Storage Cupboard

A useful area for storage.

Lounge

11'4 x 11'4 (3.46m x 3.46m)

A cosy lounge with a front facing UPVC double glazed bow window, coved ceiling, flush light point, TV/aerial point and a central heating radiator. The focal point of the room is the gas fireplace with a limestone hearth, mantel and surround.

Dining Room

12'4 x 10'10 (3.76m x 3.30m)

With recessed lighting, a coved ceiling and a central heating radiator. A wide opening gives access to the kitchen.

Kitchen

16'10 x 15'10 (5.12m x 4.83m)

An L-shaped kitchen with a rear facing UPVC double glazed window, recessed lighting, two central heating radiators and tiled flooring. Fitted base/wall and drawer units incorporate a work surface, tiled splash backs and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a Neff four-ring induction hob, extractor hood, a Neff oven/grill, an integrated microwave, an under-counter fridge and a washing machine. A UPVC door with obscured double glazed panels opens to the carport and UPVC bi-folding doors with double glazed panels open to the rear of the property.

WC

Having a side facing UPVC double glazed obscured window, flush light point and a central heating radiator. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap.

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

First Floor

Landing

With a coved ceiling and a flush light point. Timber doors open to bedroom 1, family bathroom, bedroom 2, bedroom 3 and bedroom 4/office. Access can be gained to loft storage.

Bedroom 1

11'7 x 10'8 (3.53m x 3.24m)

A double bedroom having a front facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes shelving. A timber door with obscured glazed panels opens to the bedroom 1 en-suite shower room.



KITCHEN

DINING ROOM



KITCHEN



LOUNGE

LOUNGE

DINING ROOM/KITCHEN

FIRST FLOOR CONITNUED & EXTERIOR

Bedroom 1 En-Suite Shower Room

With a rear facing UPVC double glazed window, recessed lighting, shaver point 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, storage beneath and a vanity mirror above with a wall mounted light point. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door. The window in the en-suite shower room can serve as an emergency escape route.

Family Bathroom

Being fully tiled with a rear facing UPVC double glazed obscured window, recessed lighting, shaver point and a central heating radiator. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and a vanity mirror above that has a wall mounted light point. To one wall is a panelled bath with traditional chrome taps, a fitted shower and a glazed screen.

Bedroom 2

12'4 x 10'10 (3.77m x 3.30m)

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

Bedroom 3

11'6 x 11'4 (3.50m x 3.46m)

A large double bedroom having a front facing UPVC double glazed bow window, coved ceiling, pendant light point and a central heating radiator. Fitted furniture includes short/long hanging and shelving.

Bedroom 4/Office

8'10 x 6'6 (2.68m x 1.97m)

With a front facing UPVC double glazed bay window, coved ceiling, pendant light point and a central heating radiator.

Exterior and Gardens

To the front of the property, there is exterior lighting and a terraced garden filled with a variety of plants. Access can be gained to the main entrance door. To the right-hand side is a block paved drive that provides parking for one vehicle and access can be gained to the carport.

Carport

15'5 x 10'10 (4.70m x 3.30m)

Providing a secure parking space for one vehicle with a double door, light, water tap, and a block paved drive. Access can be gained to the kitchen. The block paved drive continues to the garage.

Garage

18'1 x 8'10 (5.50m x 2.70m)

With a rolling shutter door, side facing UPVC double glazed windows, light and power. A timber door opens to the rear of the property.

To the rear of the property, there is exterior lighting, an external power point, a raised stone flagged seating terrace where access can be gained to the kitchen and an adjoining lower-level stone flagged patio.

Beyond the terrace and patio is a split-level garden with two areas mainly laid to lawn that have a variety of plants. The two lawned areas are divided by a further stone flagged patio on which there is a greenhouse. The rear is enclosed by timber fencing and mature hedging.



FAMILY BATHROOM



BEDROOM 1



BEDROOM 1



BEDROOM 1 EN-SUITE SHOWER ROOM



FAMILY BATHROOM



BEDROOM 2



BEDROOM 2 VIEW

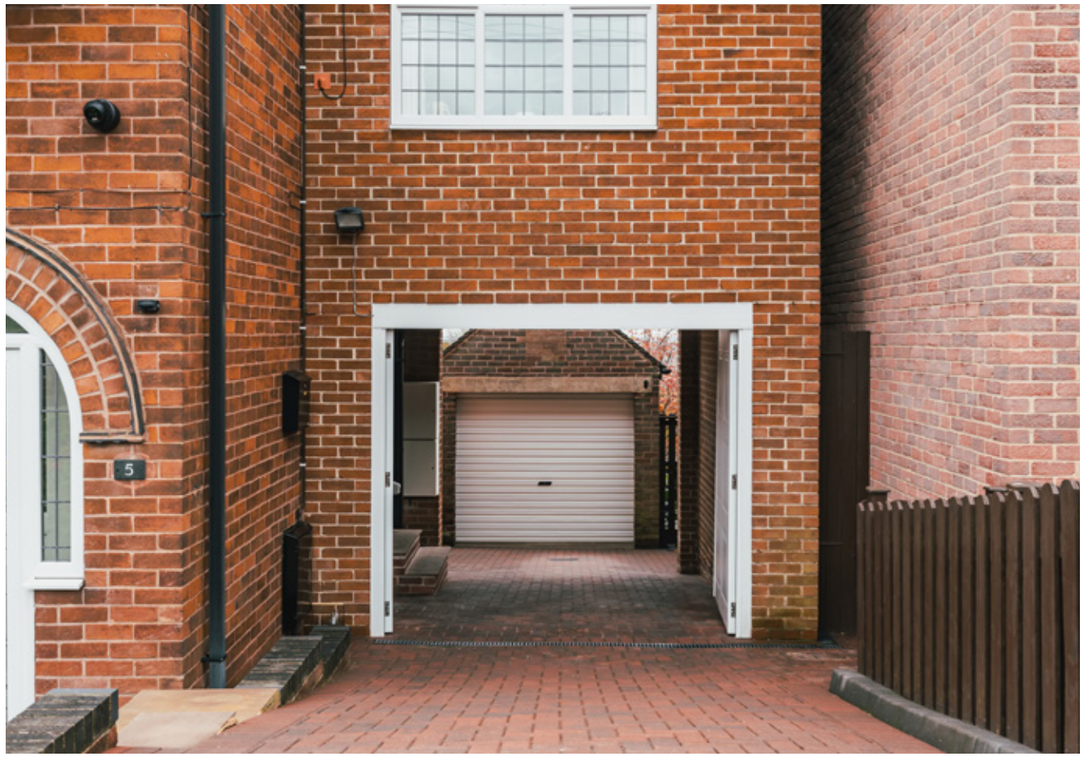


BEDROOM 3



BEDROOM 4/OFFICE




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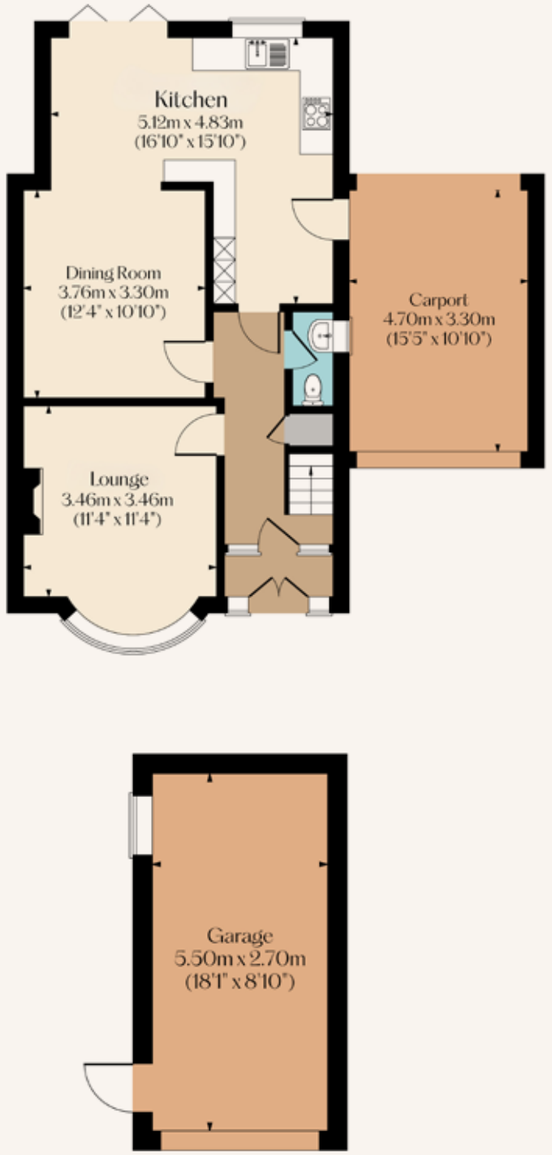




GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area (Including Carport):
778 SQ.FT. (72.3 SQ.M.)

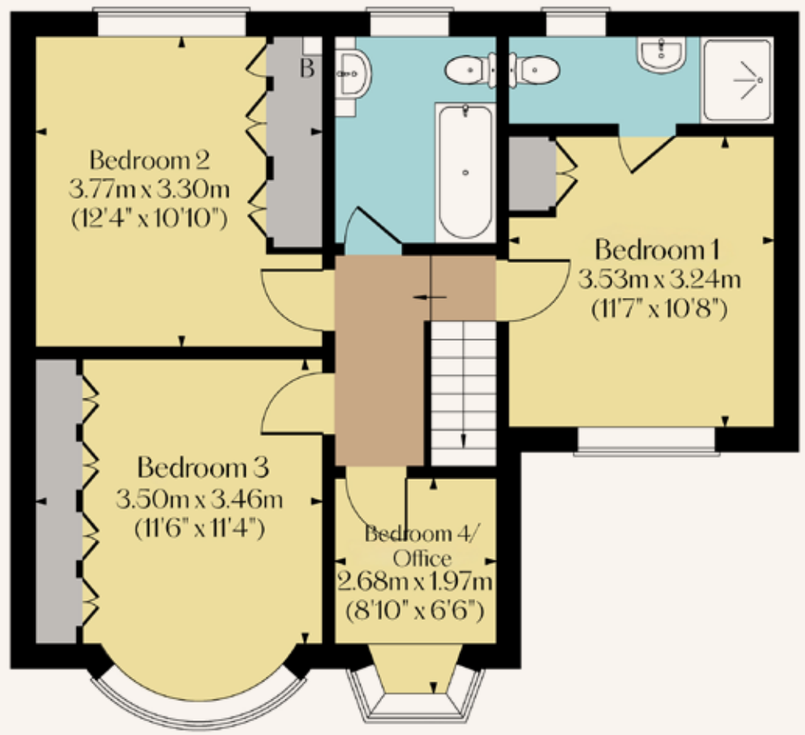
Garage Approximate Floor Area:
159 SQ.FT. (14.8 SQ.M.)



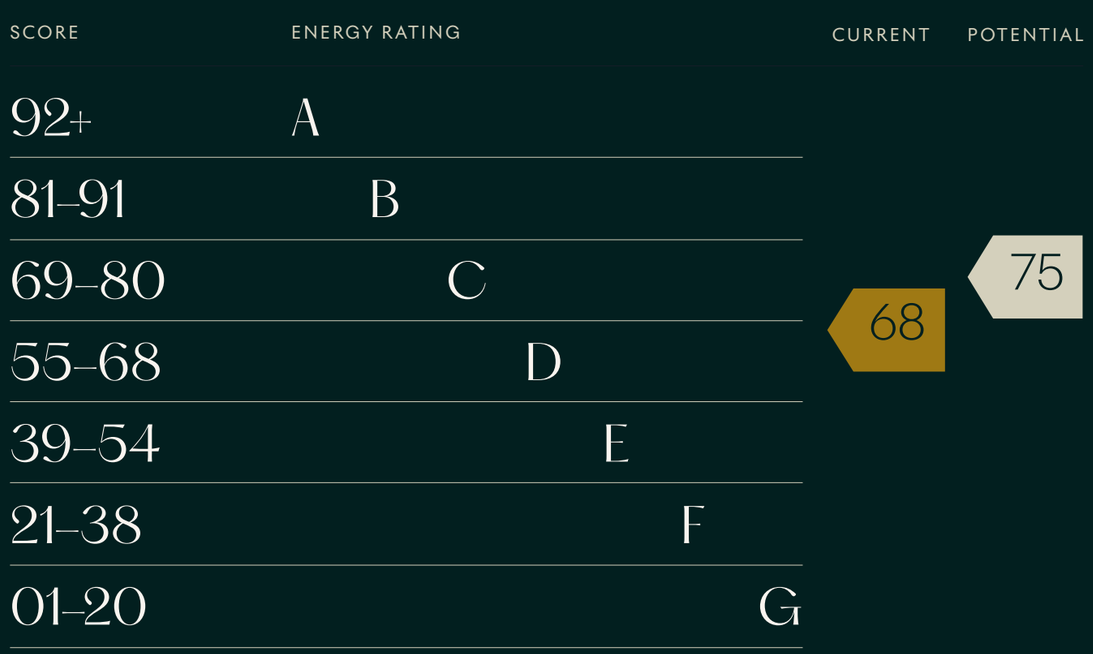
FIRST FLOOR

First Floor Approximate Floor Area:
638 SQ.FT. (59.3 SQ.M.)

Total Approximate Floor Area (Including Garage):
1575 SQ.FT. (146.4 SQ.M.)



BEDROOMS	BATHROOMS
4	2
LIVING ROOMS	**SQFT (INCLUDING GARAGE)**
2	1,575
TENURE	**COUNCIL TAX**
Freehold	C



Services

Mains gas, mains electric, mains water and mains drainage. The broadband is ADSL 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 low for rivers and the sea.

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.

5 BROOK LANE

Grenoside, Sheffield,
South Yorkshire, S35 8NF

Asking Price
£350,000

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

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