1
BURLINGTON GLEN



BLENHEIM



COMING TO THE MARKET FOR THE FIRST TIME IN 56 YEARS AND LOCATED WITHIN A CUL-DE-SAC IN A HIGHLY SOUGHT-AFTER LOCATION, WELCOME TO 1 BURLINGTON GLEN.

This well-proportioned, four bedroomed home offers exceptionally spacious accommodation and the scope for modernisation, all whilst being perfectly tailored for family living and occupying a generously sized plot.





ENTRANCE HALLWAY

Stepping into the property, you are greeted by expansive living areas filled with an abundance of natural light.

The lounge serves as a wonderful space to relax, complete with an attractive fireplace that adds warmth and character, whilst the dining room provides space for entertaining guests and flows through seamlessly to the garden room. The well-appointed kitchen features a range of units with ample provision for modern appliances. Completing the ground floor is a modern WC.

The first floor hosts a good-sized master bedroom suite that has fabulous views over the nearby valley, complete with a private dressing room offering dedicated storage space and a shower. Three further double bedrooms provide exceptionally comfortable accommodation for family or guests, all served by a good-sized family bathroom. Externally, the property stands on a substantial plot featuring a driveway providing ample off-road parking, a secure double garage with storage, and a wonderful rear garden that is predominantly laid to lawn with mature borders.

The property is situated within the highly sought-after area of Dore and has convenient access to local amenities, including shops, restaurants and public houses. Millhouses is accessible within a short drive and also offers a range of supermarkets and public houses. There is a range of highly regarded private and state schooling in the area, including Dore Infant/Junior Schools and King Ecgbert senior school, all within walking distance. Additionally, the property is conveniently positioned for access to Sheffield city centre and Dore & Totley train station, which provides 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 trails.

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

On the first floor: Landing, master dressing room, master bedroom, bedroom 2, family bathroom, bedroom 3 and bedroom 4.

Outbuildings: Double garage.

GROUND FLOOR

A composite door with a double glazed obscured panel opens to the entrance hallway.

Entrance Hallway

With a flush light point and warm air heating. Timber doors open to the lounge, WC and storage cupboard. A timber door with an obscured glazed panel opens to the dining room.

Lounge

18'5 x 11'10 (5.61m x 3.61m)

Having a front facing UPVC double glazed window, flush light point, warm air heating and a TV/aerial point. Fitted furniture includes shelving. The focal point of the room is the gas fireplace with a surround, hearth and timber mantel.

WC

Being fully tiled with a side facing UPVC double glazed obscured window, a pendant light point and warm air heating. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap.

Storage Cupboard

Having a cloaks hanging rail.

Dining Room

11'5 x 11'0 (3.48m x 3.35m)

With flush light points, wall mounted light points, warm air heating and a TV/aerial point. Fitted furniture includes shelving. A timber door with an obscured glazed panel opens to the kitchen, and a timber door with double glazed panels opens to the garden room.

Kitchen

18'4 x 6'11 (5.60m x 2.12m)

Having a side facing UPVC double glazed window, rear facing UPVC double glazed panel, flush light points, warm air heating and an inset mat well. A range of fitted base/ wall and drawer units incorporates a work surface and an inset 1.0 bowl, stainless steel sink with a chrome mixer tap. Appliances include an oven, dishwasher, under-counter fridge, under-counter freezer, a grill, an extractor hood and a washing machine/tumble dryer. A timber door opens to the boiler cupboard. A UPVC door with an obscured double glazed panel opens to the side of the property.

Boiler Cupboard

Housing the boiler and plentiful storage space.

Garden Room

19'4 x 9'10 (5.90m x 3.00m)

Having Velux roof windows, rear facing UPVC double glazed windows, exposed brick walling wall mounted light points and power sockets. Double UPVC doors with double glazed panels open to the rear of the property.

From the entrance hallway, a staircase with a timber handrail and balustrading rises to the first floor.



LOUNGE



LOUNGE

DINING ROOM



DINING ROOM



KITCHEN



KITCHEN



GARDEN ROOM



GARDEN ROOM

FIRST FLOOR

Landing

Having a side facing UPVC double glazed obscured window, flush light point, wall mounted light points and warm air heating. Timber doors open to the master dressing room, bedroom 2, family bathroom, bedroom 3 and bedroom 4. Access can be gained to the loft.

Master Dressing Room

9'10 x 8'11 (3.00m x 2.71m)

Having a rear facing UPVC double glazed window with superb views of the valley, flush light points, recessed lighting and warm air heating. A range of fitted furniture includes shelving and long hanging. There is a wash hand basin with a chrome mixer tap and storage beneath. To one corner of the room is a separate shower enclosure with a fitted shower and a glazed screen/door. An opening gives access to the master bedroom.

Master Bedroom

15'4 x 13'4 (4.67m x 4.07m)

A dual aspect double bedroom with outstanding views of the valley to the rear. With front and rear facing UPVC double glazed windows, pendant light point, flush light points and warm air heating. A range of fitted furniture includes long hanging and shelving.

Bedroom 2

15'2 x 9'2 (4.63m x 2.80m)

Having a rear facing UPVC double glazed window, flush light points and warm air heating. There is a wash hand basin with traditional chrome taps. Fitted furniture includes shelving and long hanging.

Family Bathroom

Being fully tiled with a side facing UPVC double glazed obscured window, flush light points and warm air heating. A suite in white comprises a wall mounted WC and a wash hand basin with two traditional chrome taps and storage beneath. To one wall is a panelled bath with a chrome mixer tap and a fitted shower.

Bedroom 3

11'11 x 9'2 (3.63m x 2.80m)

With a front facing UPVC double glazed window, flush light point, wall mounted light points and warm air heating. A range of fitted furniture includes shelving and long hanging.

Bedroom 4

11'11 x 8'11 (3.63m x 2.73m)

Having a front facing UPVC double glazed window, a flush light point and warm air heating. A range of fitted furniture includes shelving and long hanging.



MASTER DRESSING ROOM



MASTER BEDROOM

MASTER DRESSING ROOM/MASTER BEDROOM

BEDROOM 2

FAMILY BATHROOM

BEDROOM 3

BEDROOM 4

EXTERIOR & GARDENS

To the front of the property is exterior lighting and a block paved driveway with parking for three vehicles. Access can be gained to the main entrance door and the double garage. Adjacent to the driveway is an area mainly laid to lawn with a mature tree.

Double Garage

20'8 x 13'1 (6.30m x 4.00m)

Having an electric up-and-over door, light and power. There is overhead storage.

A path continues down the left-side of the property, where there is exterior lighting. Access can be gained to the kitchen.

To the rear of the property is a raised stone flagged patio and exterior lighting. Access can be gained to the conservatory and garage.

A set of stone steps descends to the garden, which is mainly laid to lawn with mature plants and a bench. The rear of the property is fully enclosed.





PLOT - IMAGE FOR ILLUSTRATION PURPOSES ONLY

GROUND FLOOR/ DOUBLE GARAGE

Ground Floor Approximate Floor Area:
828 SQ.FT. (76.9 SQ.M)

Double Garage Approximate Floor Area:
292 SQ.FT. (27.1 SQ.M)



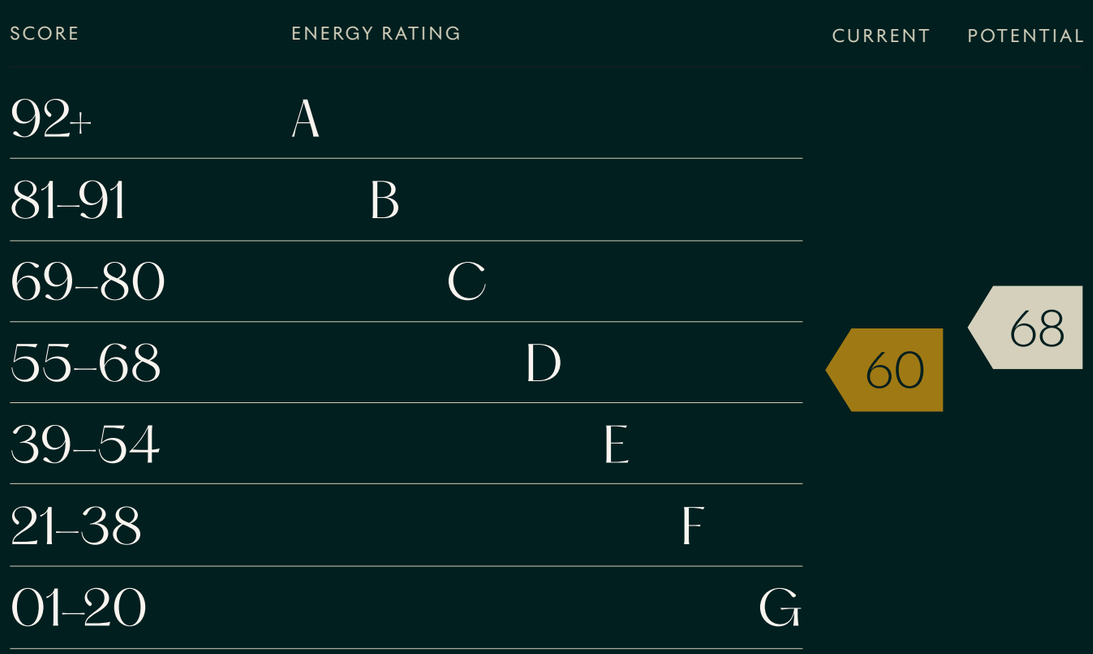
FIRST FLOOR

First Floor Approximate Floor Area:
839 SQ.FT. (77.9 SQ.M)

Total Approximate Floor Area (Including Double Garage):
1,959 SQ.FT. (181.9 SQ.M)



BEDROOMS	BATHROOMS
4	2
LIVING ROOMS	SQFT (LIVING AREA/DOUBLE GARAGE)
3	1,667/292
TENURE	COUNCIL TAX
Freehold	F



Services

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

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None. 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.

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Asking Price
£675,000

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

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