

# 1 Cherry Tree Drive, Brincliffe, Sheffield S11 9AE



A stunning, spacious and unique three/four bedroom, four bathroom detached bungalow which is located on a quiet cul-de-sac in the highly sought after Brincliffe suburb of Sheffield. Breathtaking throughout, the property is brimming with high quality fittings and is perfect for a family. Situated on a private corner plot, the property enjoys private landscaped gardens to two sides and has off road parking for two cars to the front. With highlights including a gorgeous open plan dining kitchen, additional snug/occasional bedroom, three double bedrooms all with en-suite bathrooms and a cosy office/study area. In brief, the property comprises; Entrance hallway area which leads to the open plan dining kitchen with modern fittings and an island unit, utility room, snug/occasional room and a separate inner hallway leading to the family bathroom and master bedroom with en-suite bathroom and dressing room. There is a spacious lounge overlooking the churchyard to the rear, an inner office/study area and two further double bedrooms both with en-suite bathrooms. Outside, there is a private patio garden with seating area to the front, a large tiered decking area to the side, pathway to the rear and off road parking for two cars. With upvc double glazing and Gas central heating throughout. This home is pure luxury throughout and a viewing is highly recommended. Call Archers to book your appointment today!

- DETACHED BUNGALOW
- OPEN PLAN LIVING KITCHEN
- HIGH QUALITY THROUGHOUT

- THREE/FOUR DOUBLE BEDROOMS
- LANDSCAPED PRIVATE GARDEN
- CLOSE TO AMENITIES/BUS ROUTES

- FOUR BATHROOMS
- CUL-DE-SAC LOCATION
- PERFECT FOR FAMILIES

**£625,000**



## **ENTRANCE HALLWAY AREA**

Access to the property is gained through a front facing composite entrance door which leads to the hallway area. The room is open and leads to the dining kitchen and sitting room/occasional bedroom.

## **OPEN PLAN DINING KITCHEN**

The word stunning does not do this room justice. Incredible from start to finish, this bright and spacious dining kitchen enjoys an open plan layout and benefits from a centrepiece island unit which has a dining table area, raised solid oak worksurface, storage beneath and space for a dishwasher. With stylish fitted wall and base units surrounding in a shaker style having a granite worksurface incorporating a Belfast sink and having tiled splashbacks to the walls. With space for a range cooker with extractor fitted above and space for an American fridge freezer. With two sets of front facing upvc double glazed French doors opening to the front garden with bespoke fitted plantation shutter blinds, modern shelving to the walls, laminate flooring, low level lighting and a tall radiator. Doors lead to the sitting room, inner hallway, lounge and utility room.

## **UTILITY ROOM**

A great addition to the property, having fitted wall and base units with a laminated worksurface and space for a washing machine. A separate cupboard houses the meters.

## **SITTING/OCCASIONAL ROOM**

A cosy, bright and versatile room which is currently used as a sitting room but could easily be altered to create a fourth bedroom. With side facing double glazed French doors leading to the decked area having fitted shutter blinds, laminate flooring and a tall radiator. A door leads to the inner hallway.

## **INNER HALLWAY**

Having doors lead to the sitting room, family bathroom and master bedroom.

## **FAMILY BATHROOM**

A modern, stylish and well presented bathroom which has a suite comprising of a tiled panelled bath with shower above, a vanity wash basin and a low flush wc. With ceramic tiled flooring, a chrome towel radiator and partially tiled walls.

## **MASTER BEDROOM**

A stunning master bedroom suite which has side facing double glazed French doors with fitted shutter blinds and a radiator. The room opens to the dressing area and a further door leads to the en-suite shower room.

## **DRESSING AREA**

A fantastic addition to the property, having a side facing double glazed window with fitted plantation shutters and fitted wardrobes for additional storage.

## **EN-SUITE SHOWER ROOM**

Having a suite comprising of a double sized walk in shower enclosure, vanity wash basin and low flush wc. With a rear facing double glazed window with fitted water resistant plantation shutters, ceramic tiled flooring and a chrome towel radiator.

## **LOUNGE**

Larger than most, bursting with natural light and overlooking a churchyard – There is not much to dislike about this room! With a fitted feature media centre complete with lighting, two rear facing double glazed windows with fitted plantation shutters and two rear facing velux windows for additional light. There is a two radiators and the room opens to the study area.

## **STUDY AREA**

A former dining room, this versatile room is perfect for an office and has fitted bookshelves. With further doors leading to other bedrooms in the property.

## **BEDROOM TWO**

A spacious double sized bedroom which has a front facing double glazed window with fitted shutter blinds, a high level ceiling, radiator and door leading to the en-suite bathroom.

## **EN-SUITE BATHROOM**

Another modern styled bathroom, having a suite comprising of a panelled bath with shower over, vanity wash basin and low flush wc. With a towel radiator and tiled flooring.

## **BEDROOM THREE**

Another spacious double bedroom with a rear facing double glazed window having fitted shutter blinds, a radiator, fitted wardrobes and a door leading to the en-suite bathroom.

## **EN-SUITE BATHROOM**

Having a suite comprising of a panelled bath with shower over, vanity wash basin and low flush wc. With a towel radiator and tiled flooring.

## **OUTSIDE**

Set within a private corner plot, the property feels private and secure. Having a double driveway to the front with tall gate gaining access to the front garden, which is a large Indian stone patio area complete with fitted seating, recently planted lime trees and flower beds. The space opens to the side of the building where there is a lawn garden and large private decked area which is perfect for outside entertaining. A path leads around the rear of the property and overlooks the churchyard.

## **TENURE**

We have been informed the property is of Freehold tenure.



### Ground Floor

Approx. 161.7 sq. metres (1740.8 sq. feet)



Total area: approx. 161.7 sq. metres (1740.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

1 Cherry Tree Crescent, Sheffield

## EPC RATING F



# ARCHERS

ESTATES

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