



Ivy Bank Close, Ingbirchworth

Sheffield

Offers Over **£440,000**



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Ivy Bank Close

Ingbirchworth, Sheffield

TUCKED AWAY IN A QUIET CORNER OF THIS POPULAR RESIDENTIAL DEVELOPMENT, WE OFFER TO THE MARKET THIS SUBSTANTIAL FIVE BEDROOM DETACHED MODERN HOME. THE PROPERTY OFFERS A WEALTH OF ACCOMMODATION IN THIS EVER POPULAR VILLAGE LOCATION, WITH SUPERB ACCESS TO LOCAL AMENITIES AND SCHOOLING, WHILE BEING WELL POSITIONED FOR SURROUNDING COUNTRYSIDE AND THE DAILY COMMUTE. Accommodation is set over three floors as follows: To ground floor; entrance hall, living room, dining kitchen with integrated appliances, utility, downstairs W.C. To first floor there are three bedrooms including master with en-suite and family bathroom. To the second floor there are an additional two bedrooms and further bathroom. Outside there are low maintenance gardens to front and rear, off street parking and double driveway leading to integrated garage. Home offers ready to move in accommodation in this ideal position with an early viewing recommended. The EPC rating is TBC and the council tax band is an E.





ENTRANCE HALLWAY

Entrance gained via composite and decoratively glazed door to entrance hallway, with ceiling light central heating radiator. A staircase rises to the first floor with a useful cupboard underneath. Here we gain access to integral garage and also to the following;

LIVING ROOM

A generous principal reception space with ceiling light, two central heating radiators and uPVC double glazed windows to the front.

DINING KITCHEN

A fabulous open plan space separated into two principal areas with the dining area with ample room for table and chairs. The kitchen itself has a range of base units in white with laminate work stops and title matching upstands with one and a half bowl stainless steel sink with chrome mixer tap over. Appliances are in the form of integral dishwasher, integrated fridge freezer, stainless steel hot point electric oven and grill and five burner stainless steel gas hob with glass splashback and chimney style extractor fan over. The room is lit by inset ceiling spotlights and pendant light to dining space. There is central heating radiator and natural light is gained via uPVC double glazed window to rear with twin French doors, giving access out from dining space. A doorway leads to utility.



UTILITY

With continuation of the high gloss white wall and base units with laminate work top and up-stand, there is a stainless-steel sink with chrome taps, ceiling light, plumbing for a washing machine and a continuation of the tiled floor from the kitchen. A composite and double glazed door gives access to the rear garden; a further door opens to the downstairs W.C.

W.C

Again with continuation of tiled flooring, there is closed couple W.C, pedestal basin with chrome mixer tap over and tiled splashback. There is ceiling light, extractor fan and central heating radiator.

FIRST FLOOR LANDING

From entrance hallway staircase rises to first floor landing with spindle balustrade, ceiling light, central heating radiator and uPVC double glazed window to front. The staircase also rises to the second floor. Here we gain access to the following rooms;

BEDROOM ONE

Fabulous master suite with ceiling light, two central heating radiators and UPVC double glazed window to front. There is a bank of fitted wardrobes and door opens to en-suite.

EN-SUITE

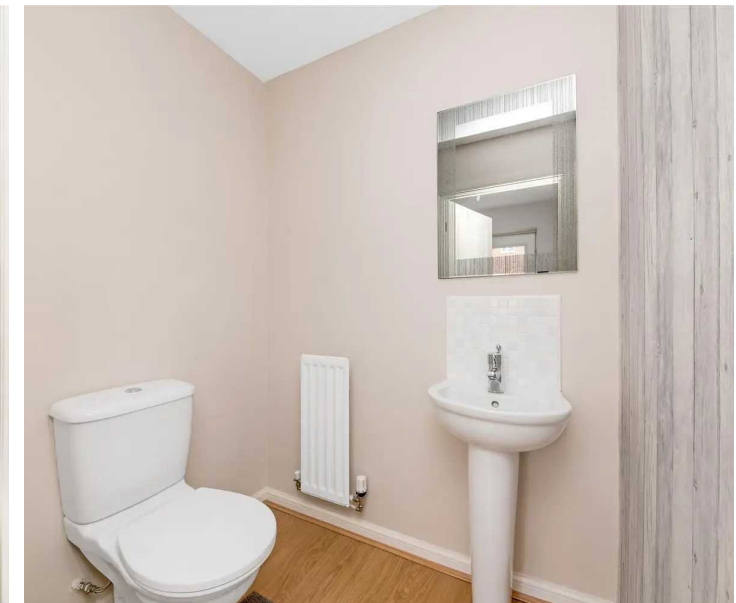
A fabulously proportioned en-suite shower room with three piece sanitary ware in the form of close coupled W.C, pedestal basin with chrome mixer tap over and double inch closed shower cubicle with sliding glazed door housing chrome mixer shower within. There are inset ceiling spotlight, part tiled to wall, tiled floor, shaver socket, extractor fan, chrome towel rail/radiator and obscure uPVC double glazed window to rear.

BEDROOM THREE

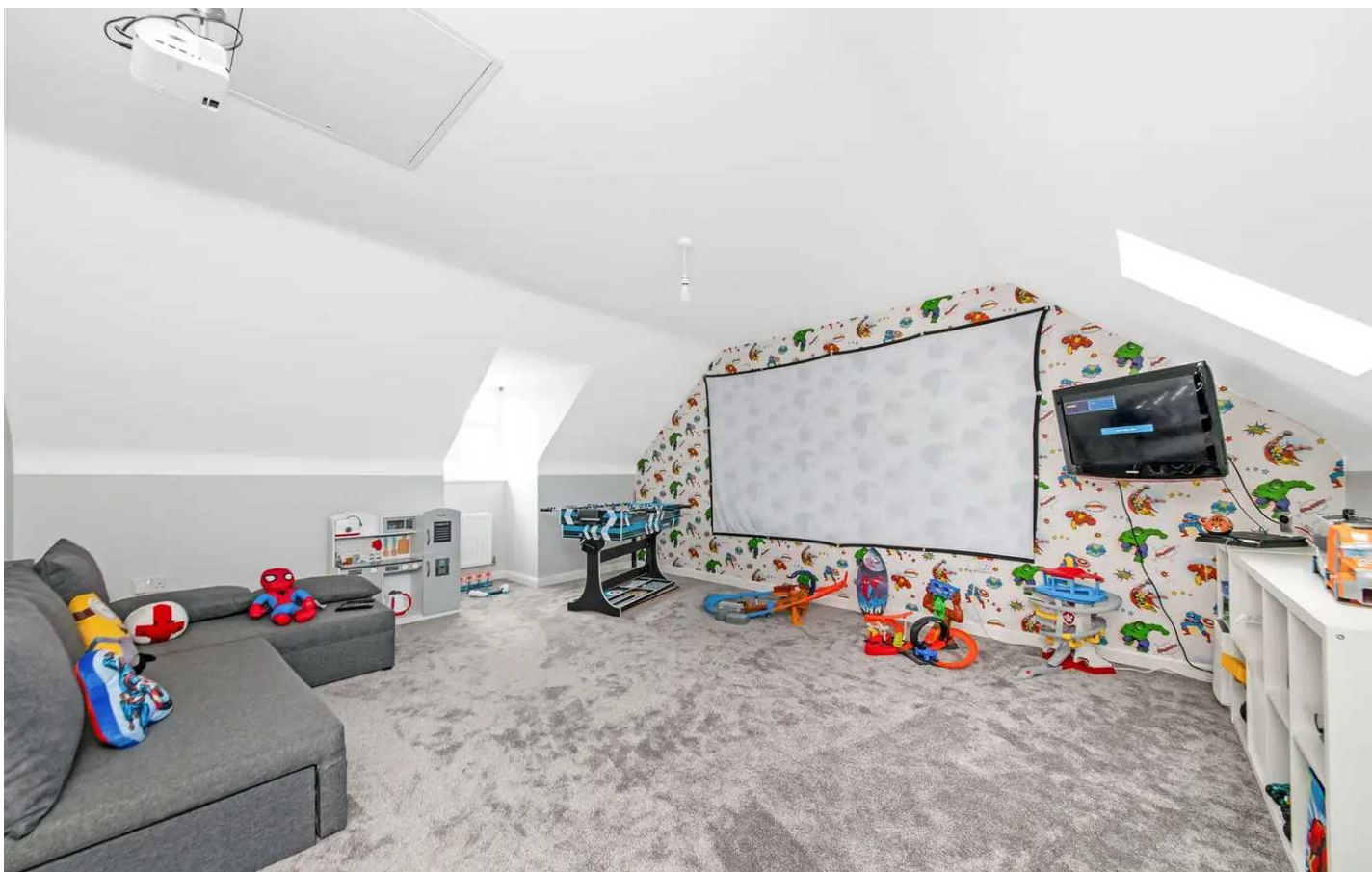
Further double bedroom with wood effect flooring, ceiling light, central heating radiator and UPVC double glazed window to front.

BEDROOM FOUR

Another double bedroom with wood effect flooring, ceiling light, central heating radiator and uPVC double glazed window.







HOUSE BATHROOM

Comprising a three piece modern white suite with close coupled W.C, ceramic basin integrated into vanity suite with chrome mixer tap over and jet shower bath with chrome mixer tap with separate shower attachment. There is ceiling light, extractor fan, fully tiled walls and tiled floor, chrome towel rail/radiator and obscure uPVC double glazed window to rear.

SECOND FLOOR LANDING

From first floor landing, staircase rises to second floor landing with ceiling light, access to useful storage cupboard and access to the following rooms;

BEDROOM TWO

Fabulously proportioned double bedroom with natural light via uPVC double glazed window to front and two separate Velux skylights to rear, there is ceiling light and central heating radiator.

BEDROOM FIVE

Currently used as a home gym. The room has ceiling lights, central heating radiator and dual aspect natural light via uPVC double glazed windows.

SECOND BATHROOM

Ideally servicing bedrooms two and five, the room is equipped with three piece sanitary ware in the form of close coupled W.C, pedestal basin with chrome mixer tap over and bath with chrome mixer tap and shower attachment. There is ceiling light, extractor fan, part tiled to walls and floor, chrome towel rail/radiator and Velux skylight to rear.



OUTSIDE

The property is tucked away at the end of this quiet cul-de-sac and has double tarmac driveway providing off street parking with low maintenance shrub area to the side, driveway leads to integral garage via an open over door. To the rear there is a well-proportioned, yet low maintenance garden space, fully enclosed with perimeter fencing with a gravelled area containing various plants and shrubs, further raised decked sitting area and artificial grass lawn. The vendor has also advised us they have recently installed lights in the soffits to the front of the property.



ADDITIONAL INFORMATION

The vendor informs us that the property is Freehold and EPC is TBC.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process, keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality, then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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