

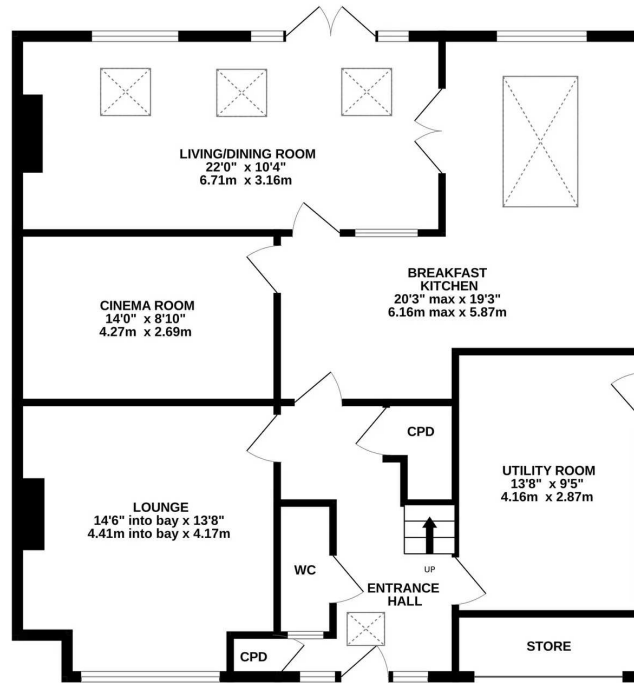


Pen Nook Court, Deepcar

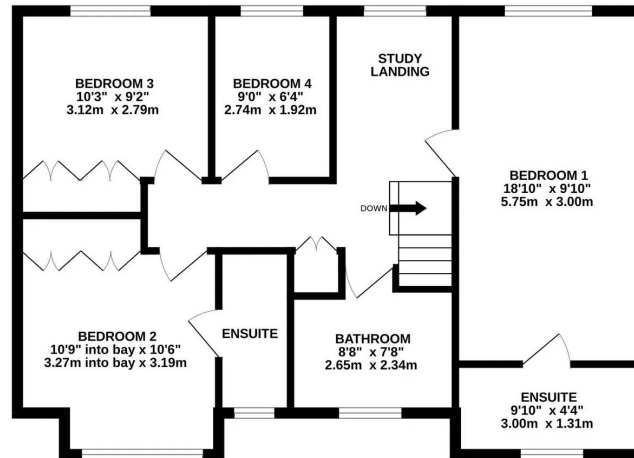
Sheffield

Offers in Region of **£450,000**

GROUND FLOOR



1ST FLOOR



PEN NOOK COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Pen Nook Court

Deepear, Sheffield

A TRULY STUNNING EXAMPLE OF A SUBSTANTIAL DETACHED FAMILY HOME, OFFERING A WEALTH OF HIGH QUALITY ACCOMMODATION IN A TRADITIONAL TWO STOREY CONFIGURATION. LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC ON THIS HIGHLY REGARDED DEVELOPMENT AND ENJOYING FAR REACHING VIEWS TO THE REAR, THIS BEAUTIFULLY APPOINTED HOME HAS BEEN SIGNIFICANTLY EXTENDED AND NOW OFFERS GENEROUS AMOUNTS OF ACCOMMODATION WITH INTERCHANGEABLE SPACES AS FOLLOWS; To the ground floor, entrance hall, downstairs W.C., breakfast kitchen, utility, lounge, living/dining room and cinema room. To the first floor, there are four bedrooms including two en-suites to bedrooms one and two in addition to the house bathroom. Outside, there is secure off street parking to the front for up to four vehicles, leading to the storage garage and full enclosed, yet low maintenance garden to the rear with store, W.C. and purpose built bar. A freehold property with no upper vendor chain, the EPC rating is C-69 and the council tax band is D.





ENTRANCE

Entrance gained via composite and decoratively glazed door with uPVC double glazed side panels, into the entrance hall.

ENTRANCE HALL

An impressive entrance hallway, with inset ceiling spotlights, coving to the ceiling, part wood panelling to the walls and Karndean wood effect flooring. Natural light is gained via velux skylight to the front, staircase rising to the first floor with useful storage cupboard underneath and an additional coat cupboard with the area being heated by a central heating radiator. Here we gain access to the following rooms.

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C. and basin sat within vanity unit with chrome mixer tap over. There is ceiling light, coving to the ceiling, part tiling to the walls, continuation of the Karndean flooring, chrome towel rail/radiator and obscure uPVC double glazed window into the entrance hall.

BREAKFAST KITCHEN

An excellently proportioned room in an L shaped configuration, with an array of wall and base units in a wood effect shaker style with contrasting Quartz worktops with matching upstands incorporating a breakfast bar seating area. There is space for a Range cooker with extractor fan over, integrated Slimline dishwasher, integrated steamer, integrated microwave, integrated wine fridge, housing for an American style fridge freezer and a one and a half bowl ceramic sink with chrome mixer tap over. The room is lit by inset ceiling spotlights, further under cupboard and inside cupboard lighting, central heating radiator and further electric wall mounted heater, with natural light gained via a roof lantern and uPVC double glazed window enjoying views. There is a single glazed timber window through to the living/dining room and continuation of the wood effect Karndean flooring.



LIVING/DINING ROOM

A fabulous open space, offering a high degree of versatility and currently used as a formal dining space but could be an additional living room. There are two ceiling lights, central heating radiator, three Velux skylights and uPVC double glazed window to the rear enjoying views and twin French doors giving access out with matching full length glazed side panels.

CINEMA ROOM

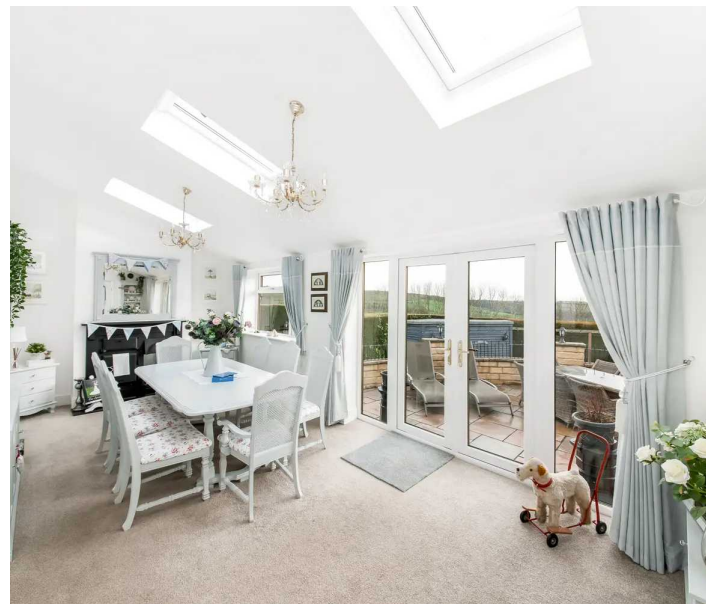
A further versatile reception space currently used as a cinema room but however could make an ideal home office or similar, with a bank of fitted furniture, breakfast bar seating area, central heating radiator and Karndean flooring.

LOUNGE

A front facing reception space with the main focal point being an electric fire set within an ornate surround, there is ceiling light, coving to the ceiling, part wood cladding to the walls, central heating radiator, further wall mounted electric heater and uPVC double glazed window to the front.

UTILITY

An excellently proportioned utility space, with a range of wall and base units in a shaker style with contrasting laminate worktops. There are inset ceiling spotlights, part wood cladding to the walls, electric chrome towel rail/radiator and further electric heater. There is also plumbing for a washing machine, space for a tumble dryer, one and a half bowl sink with mixer tap over and space for an American style fridge freezer. Access from the side of the property can be gained via uPVC and obscure glazed stable style door.





FIRST FLOOR LANDING

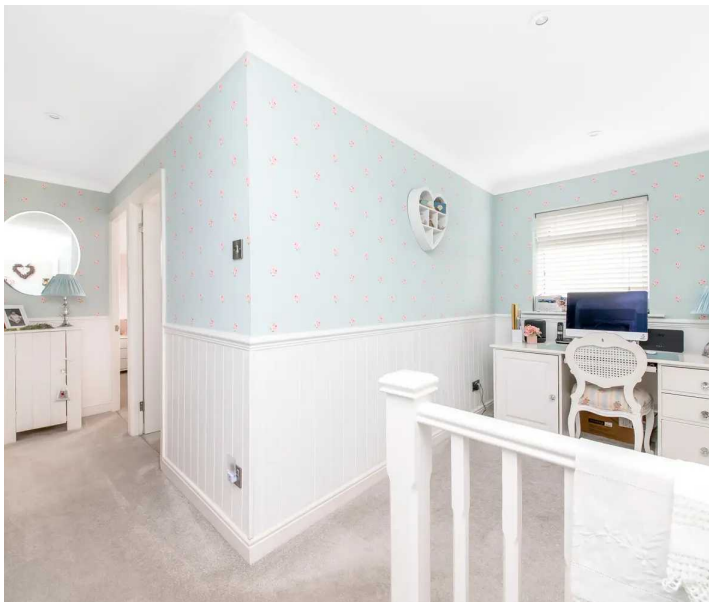
Back from the entrance hallway, the staircase rises and turns to the first floor landing. A generous landing, which also incorporates a study area and fills the space with what should have been a bedroom, before the home was extended and has ample room for a desk with uPVC double glazed window allowing views across the valley. There are inset ceiling spotlights, coving to the ceiling, part wood cladding to the walls, spindle balustrade and access to the airing cupboard. Here we gain entrance to the following rooms.

BEDROOM ONE

An impressive master suite, forming part of the extension to the home. There is ceiling light, inset ceiling spotlights, coving to the ceiling, picture rail, central heating radiator and uPVC double glazed window to the rear with views.

EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close couple W.C., pedestal basin with chrome taps and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, coving to the ceiling, part tiling to the walls, heating towel rail/radiator and obscure uPVC double glazed window to the front.



BEDROOM TWO

A double bedroom with a wealth of fitted furniture, with ceiling light, central heating radiator and uPVC double glazed window.

EN-SUITE SHOWER ROOM

A modern shower room, comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, part tiling to the walls, chrome towel rail/radiator and obscure uPVC double glazed window to the front.





BEDROOM THREE

A further double bedroom with fitted wardrobes, ceiling light, coving to the ceiling, picture rail, central heating radiator and uPVC double glazed window to the rear with views.

BEDROOM FOUR

With ceiling light, coving to the ceiling, picture rail, central heating radiator, access to the loft via a hatch and uPVC double glazed window.

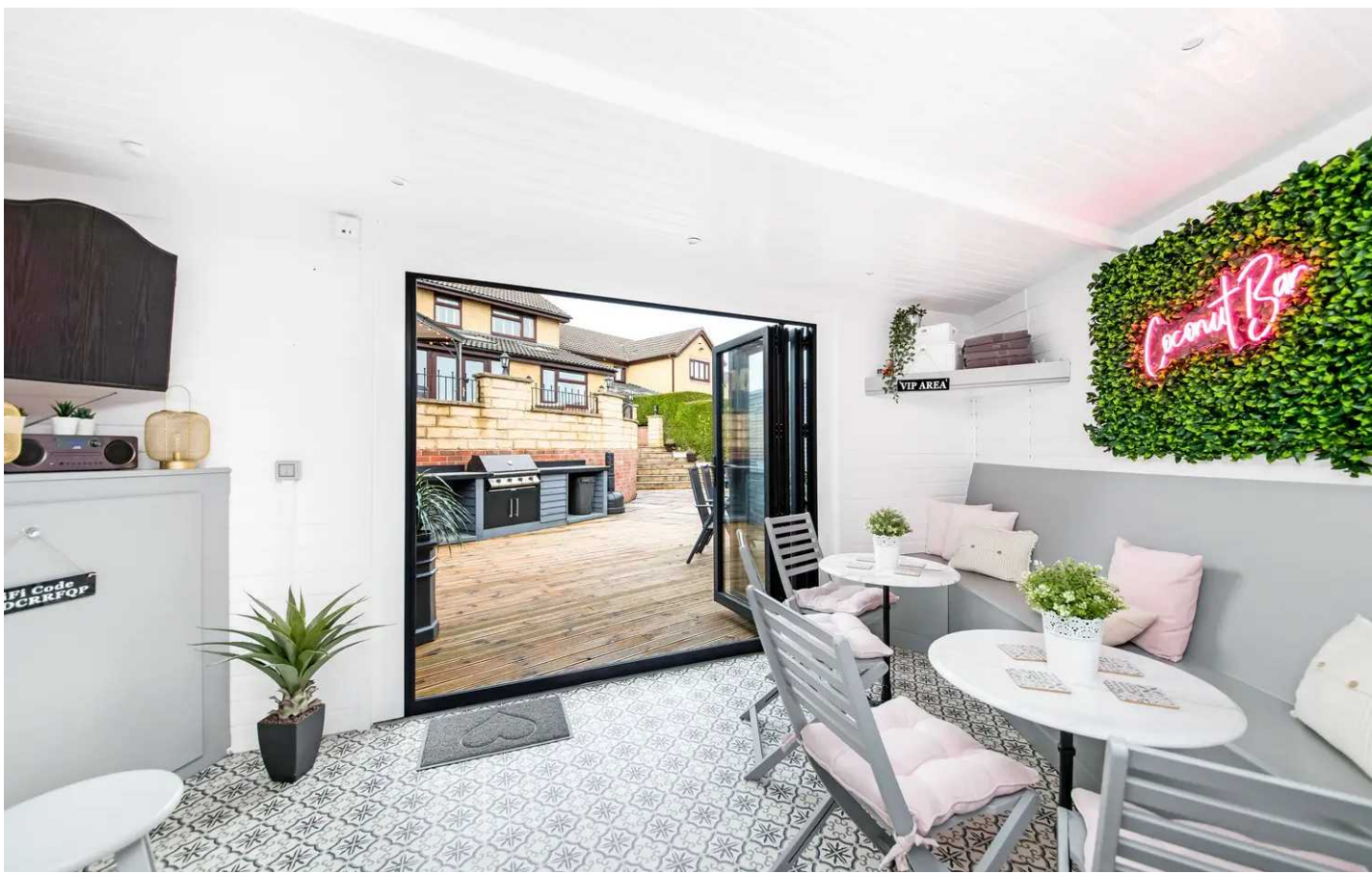
HOUSE BATHROOM

With a three piece sanitary ware in an antique style in the form of high flush W.C., pedestal basin with chrome taps over and roll top bath with chrome mixer tap and telephone style shower attachment. There is ceiling light, coving to the ceiling, tiling to the walls and floor, central heating radiator and obscure uPVC double glazed window to the front.

OUTSIDE

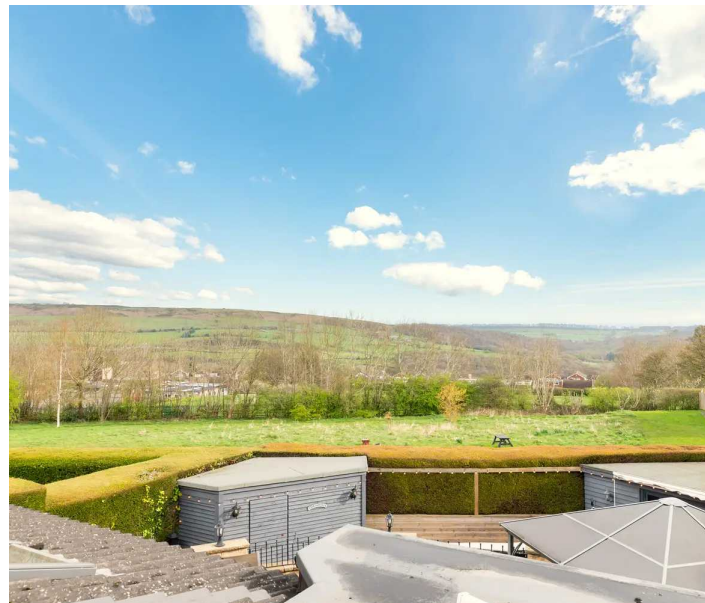
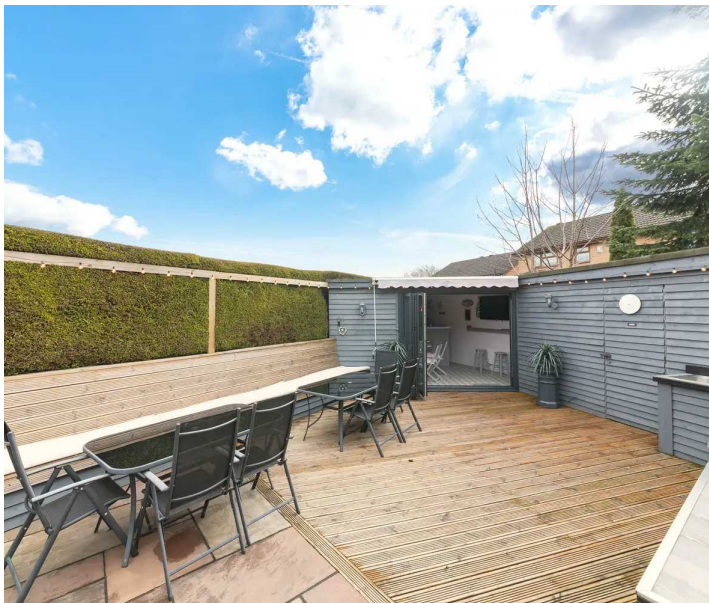
To the front of the home, there is a secure block paved driveway providing off street parking for up to four vehicles, which is access via two sets of iron gates with surrounding railings and there is a low maintenance area with shrubs, plants, trees and perimeter walling, railing and hedging. The driveway in turn leads to the storage garage, accessed via a roller shutter door, this provides storage space however it could not fit a vehicle due to the conversion of the utility space, this could be converted back to a car garage if so desired.





OUTSIDE

Iron gates then give access to the side of the home which leads to the rear garden, fully enclosed and split over two levels. Immediately behind the home, there is an Indian stone flagged patio seating area with perimeter walling and railings which offers a lovely elevated seating space, there is also a gazebo with plumbing for a hot tub. Steps then descend to the lower level of the garden, with continuation of the Indian stone flags and timber decked space, there is access to a timber store, outside BBQ area with seating and an outbuilding which houses a W.C. and changing area. There is also access to a bar, having been created by the current vendor and is accessed via three panel bi-fold aluminium doors, this purpose built area is ideal as an entertaining space and has a bar fitted seating area, inset ceiling spotlights and an electric wall mounted heater. This versatile space could also be used as a home office or gym.



ADDITIONAL INFORMATION

The EPC Rating is C-69 , the Council Tax Band is D and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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