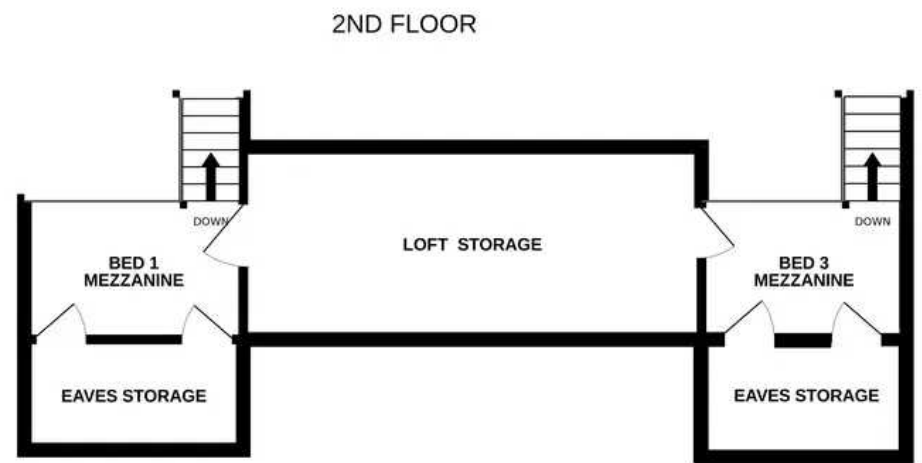
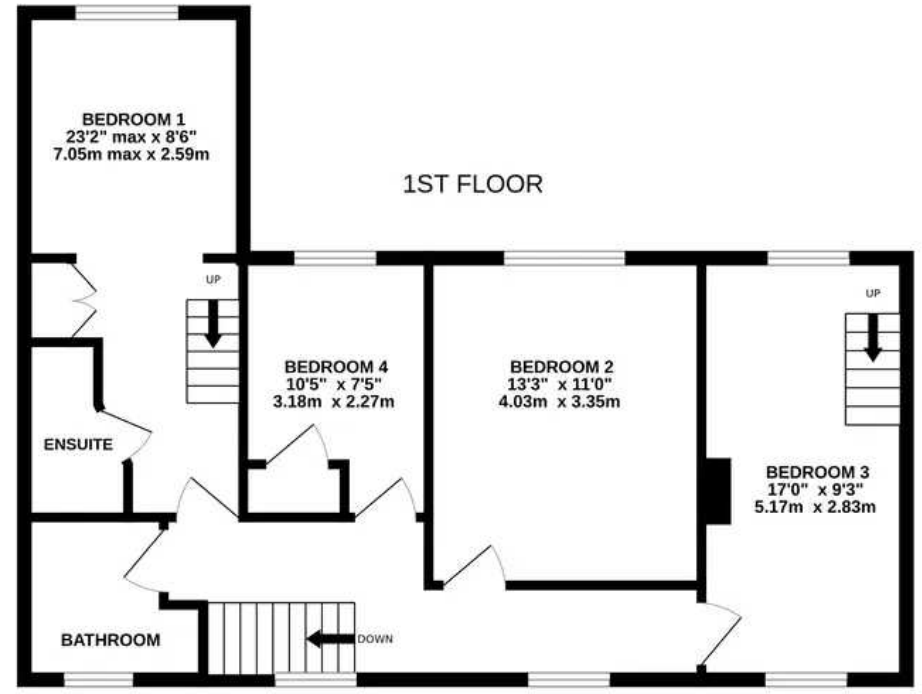
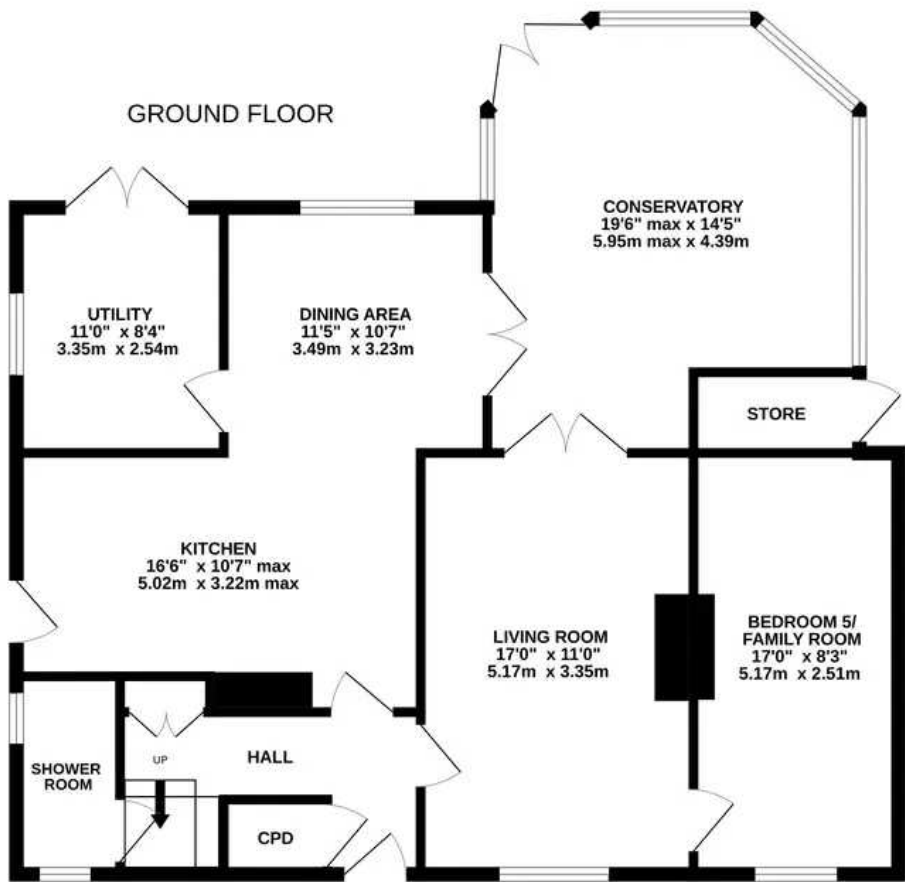




**Ralph Ellis Drive, Stocksbridge**

Sheffield

Offers in Region of **£495,000**



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.



## Ralph Ellis Drive

Stocksbridge, Sheffield

OFFERING SUPERB DIMENSIONS THROUGHOUT AND TOTALLING IN EXCESS OF 1,109 SQFT, WE OFFER TO THE MARKET THIS VERY WELL PRESENTED AND SIGNIFICANTLY EXTENDED DETACHED FAMILY HOME ON THIS HIGHLY REGARDED RESIDENTIAL ADDRESS. BEING WELL SITUATED CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK, THIS EXPANSIVE FAMILY HOME OFFERS A WEALTH OF VERSATILE ACCOMMODATION, IDEAL FOR A WELL SIZED FAMILY. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hall, downstairs shower room, modern fitted kitchen with integrated appliances, spacious utility, dining room, lounge, conservatory and bedroom five. To the first floor, there are four bedrooms including bedroom one with mezzanine living space and en-suite and bedroom three also with mezzanine living space and a family bathroom. Externally, there is a garden to the front with off street parking for three vehicles and to the rear is a fully enclosed lawned garden with flagged patio, including jacuzzi 235 hot tub that will be included as part of the sale. The EPC rating is C-69 and the council tax band is C.

- JACUZZI 235 HOT TUB INCLUDED
- PLAY HOUSE/SHED INCLUDED
- SIGNIFICANTLY EXTENDED
- OFF STREET PARKING
- CLOSE TO FOX VALLEY RETAIL PARK
- HIGHLY REGARDED ADDRESS

**Simon Blyth**  
ESTATE AGENTS



### ENTRANCE

Entrance gained via composite and obscure glazed door into the entrance hallway, with ceiling light, wall light, central heating radiator, staircase rising to the first floor and timber double glazed window to the front. Here we gain entrance to the following rooms.

### DOWNSTAIRS SHOWER ROOM

Comprising of a three piece white suite in the form of close coupled W.C., pedestal basin sat within a vanity unit with chrome mixer tap over and shower enclosure with Mira electric shower within. There are inset ceiling spotlights, full tiling to the walls, extractor fan, tiled floor, central heating radiator and obscure timber double glazed window to front and side elevations.

### KITCHEN

A modern family kitchen with high gloss white units to wall and base level, complimented by a grey Quartz worktop with matching upstand, tile splashbacks and tiled floor. There are integrated appliances in the form of stainless steel electric oven and grill with induction hob and chimney style extractor fan over, built in dishwasher and a one and a half bowl sunken sink with chrome mixer tap over. The kitchen area has inset ceiling spotlights, two central heating radiators and composite and obscure glazed door giving access to the side of the home. An archway leads through to the dining room.



### DINING ROOM

A versatile reception space with ample room for a dining table and chairs. There is ceiling light with ceiling fan, two central heating radiators, solid wood parquet flooring and timber double glazed window to the rear. A door leads through to the utility.

### UTILITY

An excellently proportioned utility space, which could also be utilised as an additional reception area if so desired. There is ceiling light, central heating radiator, base units in a wood effect with laminate worktops, plumbing for a washing machine, space for a tumble dryer and space for further appliances. There is a uPVC double glazed window to the side and uPVC double glazed French doors with matching side panels giving access to the rear garden.

### LOUNGE

A well proportioned principal reception space with the main focal point being a coal effect gas fire set within an ornate surround. There are two wall lights, coving to the ceiling, two central heating radiators and wood effect laminate flooring, with natural light gained via timber double glazed window to the front and timber and glazed French doors giving access through to the conservatory.

### CONSERVATORY

An addition to the home, accessed both from the lounge and dining room each by French doors. Of excellent proportions, with uPVC double glazing to three sides and sitting under a pitched roof. There is a central heating radiator allowing all year round usage, ceiling light with ceiling fan and twin French doors leading to the rear garden..

### BEDROOM FIVE

Having been converted from the former integral garage, this offers a further versatile reception space and is currently used as a bedroom, which can be used as such or indeed converted back into the garage if so desired. There is ceiling light, central heating radiator and uPVC double glazed window to the front. The room is well situated on the ground floor with access to the downstairs shower room.





### FIRST FLOOR LANDING

From the entrance hallway the staircase rises to the first floor landing, with ceiling light, wall light, two central heating radiators, spindle balustrade and two uPVC double glazed windows to the front. Here we gain access to the following rooms.

### BEDROOM ONE

Forming part of the extension, this offers a self contained suite with a double sleeping area, there is ceiling light, central heating radiator, uPVC double glazed windows to the rear and side and wood effect laminate flooring throughout. There are built in wardrobes and staircase rising to the mezzanine living area, ideal for a quiet relaxing space. With two wall lights and access to under eaves storage area. There is also access to the bedroom en-suite shower room.

### EN-SUITE SHOWER ROOM

Comprising of a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, extractor fan, full tiling to the walls and floor and chrome towel rail/radiator.

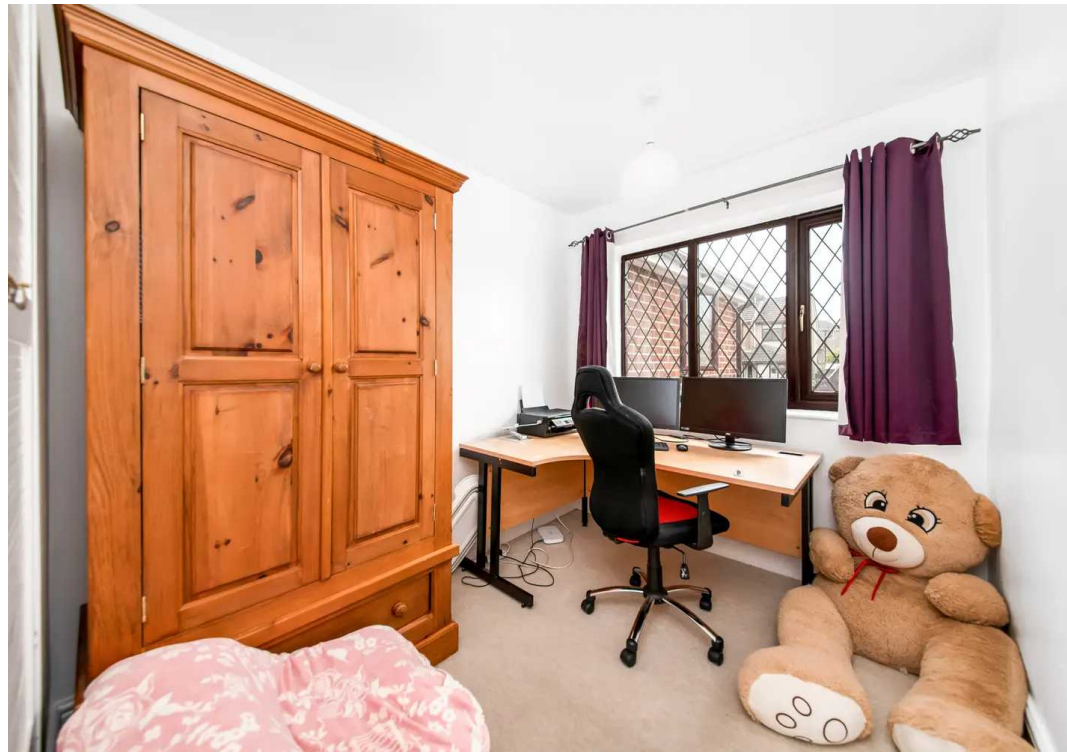
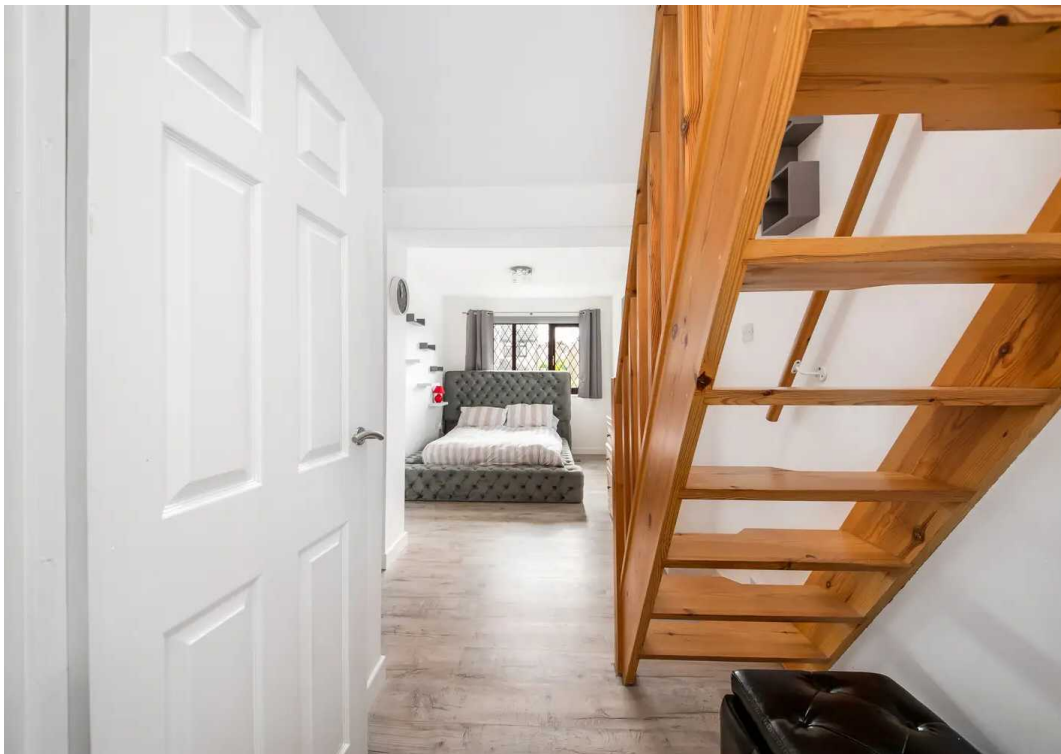
### BEDROOM TWO

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the rear.

### BEDROOM THREE

Benefitting from a mezzanine level, to the first floor there is ceiling light, two central heating radiators, wood effect laminate flooring and uPVC double glazed window to the front and rear. The staircase again rising to the mezzanine area ideal for a quiet relaxing space, currently used as a sleeping area but could be altered to match the layout of bedroom one, with ceiling light and access to further eaves storage. Here we also find a door that leads through a large loft space, which is fully boarded.





#### **BEDROOM FOUR**

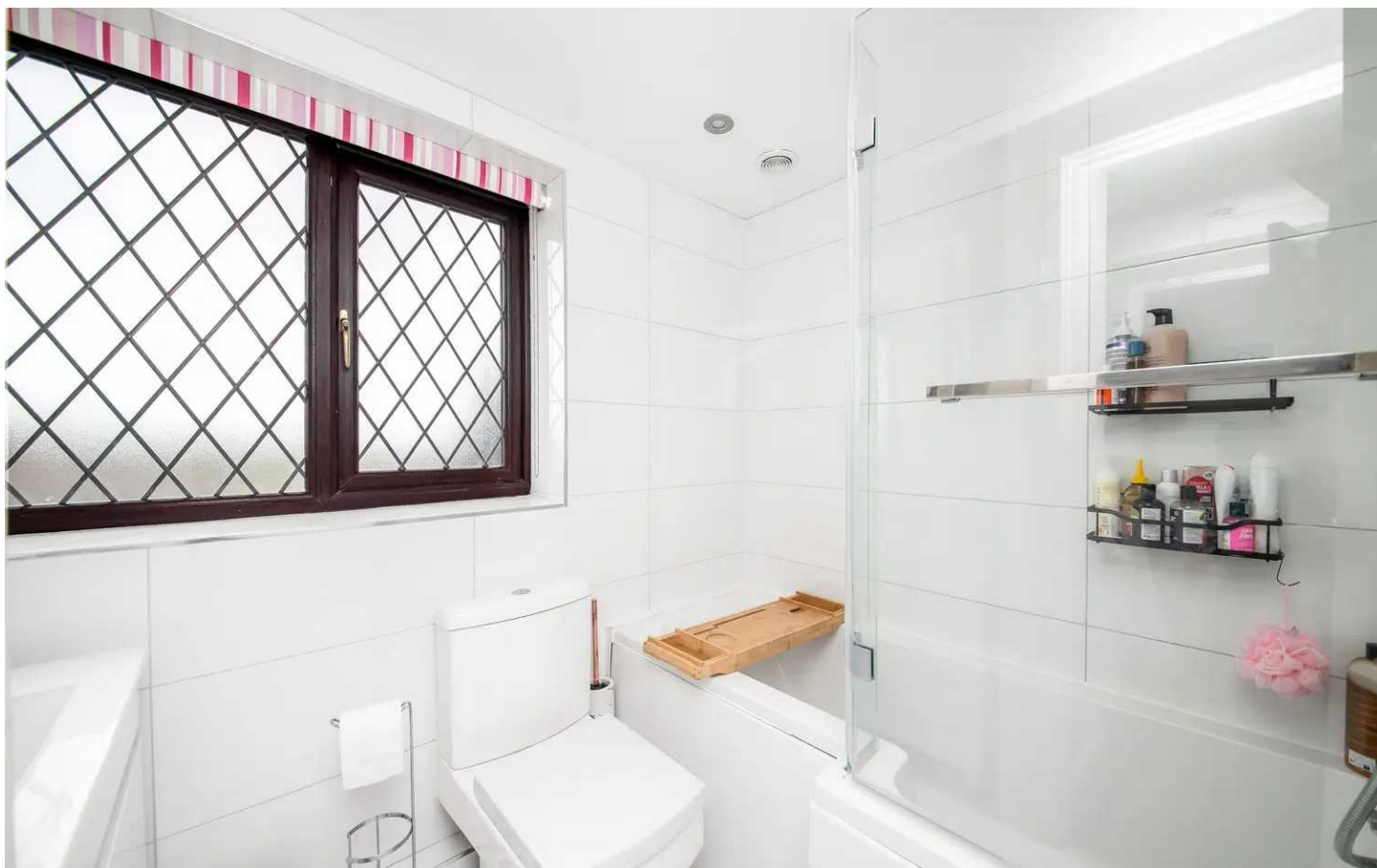
Currently used as a home office, there is ceiling light, uPVC double glazed window to the rear and built in cupboard.

#### **HOUSE BATHROOM**

Comprising of a three piece modern white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and P shaped shower bath with chrome mixer tap and shower attachment with glazed shower screen. There are inset ceiling spotlights, extractor fan, full tiling to the walls and floor, chrome towel rail/radiator and uPVC double glazed window to the front.

#### **OUTSIDE**

To the front of the home, there is a lawned garden space with dwarf brick walling and a flagged path with flower beds containing various shrubs. Also to the front of the home is a block paved driveway providing off street parking for three vehicles. To the rear of the home, there is a well sized fully enclosed garden with perimeter dry stone walling, immediately behind the home is a flagged patio seating area providing seating space and is complete with a Jacuzzi 235 hot tub, which is included in the sale of the home. Beyond this, there is a lawned garden space with flower beds containing various plants and shrubs with hard standing for a playhouse/shed, both of which will be included in the sale.







## **ADDITIONAL INFORMATION**

The EPC Rating is C-69, the Council Tax Band is C 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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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **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



## Simon Blyth Estate Agents

Harry Brearley House, Fox Valley, Stockbridge - S36 2AB

0114 3216590

[sheffield@simonblyth.co.uk](mailto:sheffield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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