



11 Alexandra Gardens, Brincliffe, Sheffield, S11 9DQ



Offers around **£435,000**

A superb contemporary four bedroom town house, located on this exclusive gated development in a leafy and desirable conservation area with on-site leisure complex including gym, pool and sauna. The property is immaculately presented and has recently undergone a scheme of modernisation including replacement of the kitchen and all bathroom/WC's. Entrance hallway, WC, large breakfast kitchen, utility room and conservatory. First floor landing with access to balcony, living room, bedroom four and WC. Second floor, master bedroom with en-suite shower room, two further bedrooms and family bathroom. Outside off-road parking to the front, side access and garage with integral access, attractive rear enclosed garden.

THE ACCOMODATION COMPRISES

A front facing uPVC double glazed entrance door opens into a

Reception Lobby

Which has coats hanging space and inner timber door with etched double glazed insets and matching side panel opens into a

Reception Hallway

Which has underfloor heating, wall mounted burglar alarm control panel. Door opens into a

WC

Which has a low flush WC with tiled surround, vanity wash hand basin with cupboard space beneath, tiling above, tiled floor and radiator.

Dining Kitchen

Recently refitted with a superb range of attractive matching white gloss fronted handle-less wall and base units complemented by granite work surface with matching splashback, one and a half bowl stainless steel inset sink unit. A Neff electric stainless steel oven with Neff microwave and oven, Neff induction hob with Neff extractor hood above. Integrated Neff dishwasher, integrated wine cooler. Rear facing double glazed window. Breakfast bar with seating for five. Underfloor heating.

Dining Area

Has ample space for a large family dining table and space and point for a large American style fridge freezer. Tiled floor with underfloor heating opening through to the

Conservatory

A hardwood sealed unit double glazed conservatory with continuation of the tiled floor with underfloor heating. Bi- fold doors open to the decked area and garden beyond.

Utility Room

Has fitted base unit with granite effect work surface, stainless steel sink units and wall mounted cupboard space above. Space and plumbing for a washing machine. Space and point for a tumble dryer and tiled floor.

From the entrance hallway a staircase leads to the

First Floor Landing

Which has stylish oak flooring and door with sealed unit double glazed windows and matching side panels opening to a tiled balcony. Double doors open to a superb spacious "L" Shaped

Living Room

Having rear facing sealed unit double glazed doors opening to a Juliette balcony and feature rear facing sealed unit double glazed window, side facing sealed unit double glazed window. Oak flooring. Two radiators. A stylish focal feature of the room is the contemporary pebble effect fire set to a slate hearth with stainless steel surround.

Bedroom Four

Has feature floor to ceiling front facing sealed unit double glazed window, radiator, wood effect flooring and door opens to an airing cupboard which houses the large un-vented water cylinder and provides shelving space. There is a

WC

With low flush WC, tiling above, vanity wash hand basin with cupboard space beneath and tiling above and attractive oak flooring.

Second Floor Landing

From the first floor landing a staircase leads to the second floor landing

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Master Bedroom

Particularly well proportioned with a built-in wardrobe. A deep front facing sealed unit double glazed box bay window with display sill. Front facing sealed unit double glazed door with matching side panels opens to a decked balcony providing lovely sitting out and outside entertaining space taking advantage of the morning sun. Two radiators and door opens to the

En-Suite Shower Room

Which is fully tiled and has a large walk-in shower with glass screen, fixed head and separate hand held shower attachment. Low flush WC, vanity wash hand basin with cupboard space beneath. Tall towel radiator.

Bedroom Two

Rear facing sealed unit double glazed window with radiator beneath. Wood effect flooring and hatch giving access to the roof space. Fitted wardrobes.

Bedroom Three

Rear facing feature sealed unit floor to ceiling double glazed window and radiator.

Bathroom

Superbly appointed with a suite comprising double ended bath with tiled surround, hand held mixer shower attachment and separate fixed head shower over and glass screen. Vanity wash hand basin with cupboard space beneath, low flush WC. Tiling to the floor and towel radiator.

Outside

To the front there is a block paved driveway providing off-road car parking space adjacent to a low maintenance pebbled garden with driveway leads to the garage. Side

access. To the rear there is a lovely fully enclosed garden having decked area providing sitting out and outside entertaining space accessible from the conservatory surrounded by a level lawn area and natural stone wall, timber fences and mature shrubs, plants and trees giving an excellent degree of privacy. There is an external water tap, external lighting and external power point.

Garage

Which has integral access from the hallway. Has electric roller shutter door, side facing double glazed window, wall mounted Worcester boiler and benefits from electric lighting and power points.

Valuer

James Bridgland/ae

Viewing

Strictly by appointment through our Banner Cross office

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		63	74
England & Wales		EU Directive 2002/91/EC	

11 ALEXANDRA GARDENS

APPROXIMATE GROSS INTERNAL AREA = 176.6 SQ M / 1900 SQ FT
(INCLUDING GARAGE)

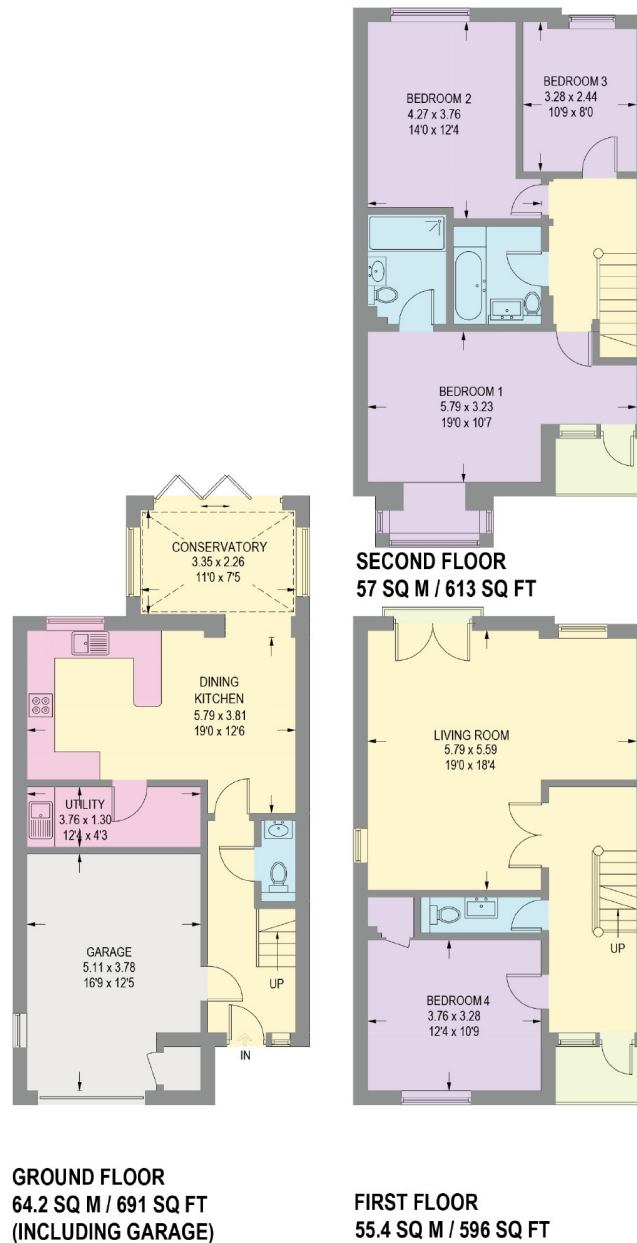


Illustration for identification purposes only. measurements are approximate, not to scale.

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