



Ralph Ellis Drive, Stocksbridge, Sheffield

PRICE: £260,000

- STUNNING GARDENS
- LONG DISTANCE VIEWS
- ATTIC CONVERSION
- 4 BEDROOMS
- WELL PRESENTED
- SOUGHT AFTER LOCATION
- LOCAL SERVICES & FACILITIES
- M1 ACCESS

A stunning 4 bedroom detached house boasting an attic conversion which commands breathtaking 180 degree panoramic views. The property is well presented throughout, enjoys enclosed gardens and is positioned in a highly sought after location.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

## Accommodation Comprises

An exceptionally well presented four bedroom detached family home boasting spacious accommodation on a greater scale than its first appearance might suggest. The second floor presents a spacious bedroom with windows to the expanse of one wall commanding stunning rural views. The property is situated on a sought after road within this much admired area that is well served by an abundance of local services and facilities whilst providing immediate access into open countryside whilst the M1 motorway network is easily accessible. A detailed inspection is genuinely recommended in order to fully appreciate both the size and standard of accommodation on offer.

### RECEPTION HALL

An entrance door opens to the reception hall which provides an impressive introduction to the property has a double glazed window to the front aspect, a laminate floor, a radiator and a staircase which rises to first floor level with useful storage beneath.

### KITCHEN

12' 3" x 8' 0" (3.73m x 2.44m)

This room has a double glazed window which overlooks the rear garden, an under stairs pantry and a part glazed door to the side aspect that opens to the side porch. The room is presented with a range of fitted kitchen furniture comprising drawer units with matching cupboards which sit beneath a complementary roll edge work surface that incorporates a stainless steel one and a half bowl single drainer sink unit with a mixer tap over. The room has complementary tiling to the walls, wall mounted cupboards with under lighting and appliances which include an integral double oven and grill with a four ring hob with stainless steel splash back and an extractor canopy over. There is also plumbing for both an automatic washing machine and dishwasher and space for a dryer and fridge freezer.

### SIDE PORCH

Has a double glazed window to the side, a double glazed entrance door and gives access to a useful store cupboard which houses the central heating boiler.

### LOUNGE THROUGH DINING ROOM

24' 0" x 13' 0" (7.32m x 3.96m)

An exceptionally well-proportioned principle reception room with double glazed patio doors to the rear directly opening onto a decked terrace which commands a pleasant outlook over the garden with a rural backdrop in the distance. This room has a double glazed window to the front elevation, two radiators, decorative cove moulding to the ceiling and a dado rail. The focal point of the room is a marble fireplace with matching inset and hearth which houses a living flame gas fire.

### FIRST FLOOR LANDING

Has a double glazed window to the side aspect of the property and a staircase which rises to the second floor.

### BEDROOM ONE

12' 0" x 11' 4" (3.66m x 3.45m)

A rear facing double room with decorative coving to the ceiling, a dado rail, a radiator, fitted wardrobes to the expanse of one wall with mirror fronted sliding doors whilst a double glazed window commands stunning long distance views.

### BEDROOM TWO

9' 2" x 12' 0" (2.79m x 3.66m)

A front facing double bedroom with a double glazed window, a radiator and built-in wardrobe.

### BEDROOM THREE

7' 5" x 8' 0" (2.26m x 2.44m)

This room has a double glazed window to the front aspect and a radiator.

### BATHROOM

Presented with a modern suite finished in white comprising a 'P' shaped bath with shower over, a wash hand basin with vanity cupboards beneath and a low flush W.C. The room has full tiling to the floor, a useful airing cupboard with radiator fed from the central heating system, a heated chrome towel rail, fitted shaver point, an extractor fan and a frosted effect double glazed window.

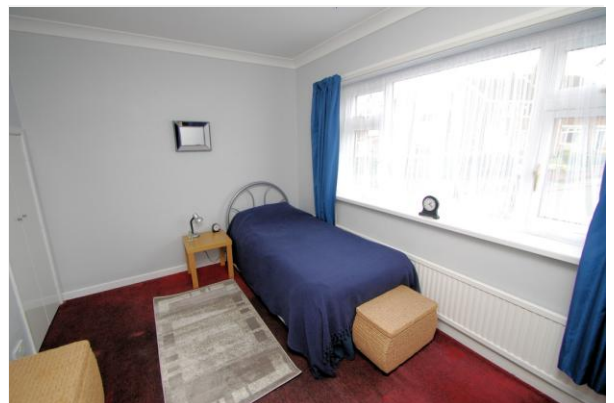
### SECOND FLOOR ATTIC./BEDROOM FOUR

12' 0" x 17' 0" (3.66m x 5.18m)

A stunning room with double glazed windows to the expanse of one wall commanding breathtaking panoramic rural views. This spacious room has access to the eaves providing useful storage and a radiator.

### EXTERNALLY

To the front aspect of the property is a landscaped garden with a shaped lawn, established flower, tree and shrub borders with stone paved walkways. The driveway extends via the side aspect of the house and gives access to a detached garage. To



the rear elevation is a well presented garden mainly laid to lawn with shaped flower beds, two separate flagged patios, the before mentioned decked terrace all of which is set within a fenced and hedged boundary.

**GARAGE**

An oversized single garage with an up and over entrance door, power and lighting.

**ADDITIONAL INFORMATION**

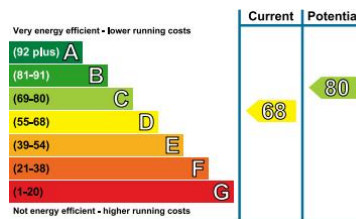
A freehold property with mains gas, water, electric and drainage.



**IMPORTANT NOTE**

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.



## FLOORPLAN