



Park View Mews

Norton, Sheffield



Blenheim
Park Estates



A Newly Built Four Bedroomed
Detached Family Home...





Welcome to Park View Mews

A newly built four bedroomed detached family home situated in an ideal location adjacent to Graves Park.

The property has the benefit of a contemporary open plan living kitchen, study, integral garage and three double bedrooms including a master suite with an en-suite shower room.

Situated with good access to the amenities of Norton including a range of shops, cafes and public houses. Also being a short walk to Graves Park, having convenient public transport links and being within easy access of Sheffield's city centre and the Peak District National Park.

The property briefly comprises on the ground floor: Porch, entrance hall, living kitchen, utility room, WC, study and an integral garage.

On the first floor: Landing, master bedroom, master en-suite, bedroom 2, bedroom 3, bedroom 4 and the family bathroom.

Ground Floor

A composite entrance door with double glazed panels and matching side panels opens to the:

Porch

Having recessed lighting, fitted storage cupboards and tiled flooring with under floor heating.

A wide opening gives access to the:

Entrance Hall

Having recessed lighting and tiled flooring with under floor heating. To one wall, there's a range of fitted storage cupboards incorporating long hanging and shelving. Doors open to the open plan living kitchen, study and integral garage.

Open Plan Living Kitchen

29' x 14'11 (8.8m x 4.6m)

Breakfast Kitchen

Having rear and side facing UPVC double glazed windows, recessed lighting and tiled flooring with under floor heating. Also having a useful storage cupboard with a wall mounted light point. There's a range of fitted Italian range base/wall and drawer units with matching Silestone work surfaces, matching upstands, under counter lighting and an inset 1.5 bowl sink with a chrome mixer tap. Also having a central island with a matching Silestone work surface and having ample room for a dining table and chairs. Appliances include a

Neff five-ring induction hob with an extractor hood over, two integrated Neff fan assisted ovens, integrated Neff dishwasher and an integrated fridge/freezer.

Lounge Area

Having recessed lighting, Ethernet point, telephone point, TV/aerial point and under floor heating. Double aluminium doors with double glazed panels and matching side panels open to the rear gardens.

From the kitchen area, a door opens to the:

Utility Room

Having recessed lighting, extractor fan and tiled flooring with under floor heating. There's a range of fitted base and wall units with a work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Also having space and plumbing for a washing machine/tumble dryer.

A timber door opens to the:

WC

Having a recessed light point, extractor fan and tiled flooring with under floor heating. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Study

11'5 x 7'4 (3.5m x 2.2m)

Having front facing UPVC double glazed windows and side facing UPVC double glazed obscured windows, recessed lighting, Ethernet point, TV/aerial point and under floor heating.

Integral Garage

16'1 x 10'6 (4.9m x 3.2m)

Having an up-and-over door, strip lighting, power points and housing the Worcester boiler and fuse box. A personal entrance door gives access to the entrance hall.



A Wonderful Welcome
Awaits...



Open Plan Living Kitchen
29' x 14'11" (8.8m x 4.6m)

Breakfast Kitchen

Having rear and side facing UPVC double glazed windows, recessed lighting and tiled flooring with under floor heating. Also having a useful storage cupboard with a wall mounted light point. There's a range of fitted Italian range base/wall and drawer units with matching Silestone work surfaces, matching upstands, under counter lighting and an inset 1.5 bowl sink with a chrome mixer tap. Also having a central island with a matching Silestone work surface and having ample room for a dining table and chairs. Appliances include a Neff five-ring induction hob with an extractor hood over, two integrated Neff fan assisted ovens, integrated Neff dishwasher and an integrated fridge/freezer.



The Heart of the Home is the
Contemporary Breakfast Kitchen



Lounge Area

Having recessed lighting, Ethernet point, telephone point, TV/aerial point and under floor heating. Double aluminium doors with double glazed panels and matching side panels open to the rear gardens.



An Open Plan Lounge
with Ample Natural Light





A Fabulously Appointed
Living Kitchen...



Utility Room

Having recessed lighting, extractor fan and tiled flooring with under floor heating. There's a range of fitted base and wall units with a work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Also having space and plumbing for a washing machine/tumble dryer.



Study

11'5 x 7'4 (3.5m x 2.2m)

Having front facing UPVC double glazed windows and side facing UPVC double glazed obscured windows, recessed lighting, Ethernet point, TV/aerial point and under floor heating.





Park View Mews

A Superb Family Home Occupying a Fabulous Position

From the entrance hall, a staircase with a timber hand rail and glazed balustrading rises to the:

First Floor

Landing

Having front facing aluminium double glazed panels, recessed lighting, central heating radiator and access can be gained to a loft space. Doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and the family bathroom.

Bedroom 3

11'10 x 10'11 (3.6m x 3.3m)

Having a front facing UPVC double glazed window, recessed lighting, central heating radiator, Ethernet point and a TV/aerial point.

Bedroom 4

11'5 x 8' (3.5m x 2.4m)

Having front facing UPVC double glazed windows and side facing UPVC double glazed obscured windows, recessed lighting, central heating radiator, Ethernet point and a TV/aerial point.



Master Bedroom

15'11 x 12'1 (4.8m x 3.7m)

Having rear facing aluminium double glazed windows, recessed lighting, central heating radiator, Ethernet point and a TV/aerial point.

Master En-Suite

A spacious en-suite with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, shaver point, chrome heated towel rail and tiled flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a walk-in shower enclosure with a fitted rain head shower, additional hand shower facility and a glazed screen.

Bedroom 2

15'10 x 12'6 (4.8m x 3.8m)

Another good sized double bedroom with rear facing UPVC double glazed windows, recessed lighting, central heating radiator, Ethernet point and a TV/aerial point. An opening gives access to a space, which could be used for a dressing area.

Family Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, shaver point, chrome heated towel rail and tiled flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, fitted rain head shower, two additional hand shower facilities and a glazed screen.

Exterior and Gardens

To the front of Plot 4 Park View Mews, there's a small lawned area and a block paved driveway provides parking and access can be gained to the integral garage.

Access can be gained to one side of the property via a stone flagged path, which leads to the rear.

To the rear of the property, there's a fully enclosed garden being mainly laid to lawn with raised sleeper borders, exterior lighting, an external power point. A stone flagged path gives access to the open plan living kitchen.

Master Bedroom

15'11 x 12'1 (4.8m x 3.7m)

Having rear facing aluminium double glazed windows, recessed lighting, central heating radiator, Ethernet point and a TV/aerial point.



A Superb Master
Bedroom Suite



Master En-Suite

A spacious en-suite with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, shaver point, chrome heated towel rail and tiled flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a walk-in shower enclosure with a fitted rain head shower, additional hand shower facility and a glazed screen.



Bedroom 3

11'10 x 10'11 (3.6m x 3.3m)

Having a front facing UPVC double glazed window, recessed lighting, central heating radiator, Ethernet point and a TV/aerial point.



Bedroom 2

15'10 x 12'6 (4.8m x 3.8m)

Another good sized double bedroom with rear facing UPVC double glazed windows, recessed lighting, central heating radiator, Ethernet point and a TV/aerial point. An opening gives access to a space, which could be used for a dressing area.



Bedroom 4

11'5 x 8' (3.5m x 2.4m)

Having front facing UPVC double glazed windows and side facing UPVC double glazed obscured windows, recessed lighting, central heating radiator, Ethernet point and a TV/aerial point.





Family Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, shaver point, chrome heated towel rail and tiled flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, fitted rain head shower, two additional hand shower facilities and a glazed screen.



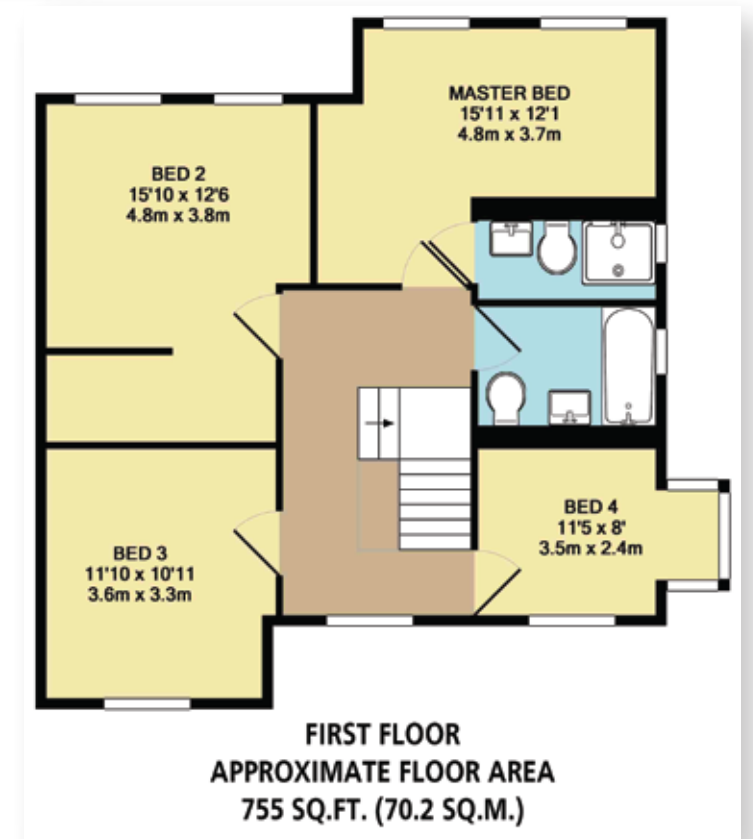


Note

All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

EPC TBC

Approximately 1567 sq.ft. (145.6 sq.m.)



Exterior and Gardens

To the front of Plot 4 Park View Mews, there's a small lawned area and a block paved driveway provides parking and access can be gained to the integral garage.

Access can be gained to one side of the property via a stone flagged path, which leads to the rear.

To the rear of the property, there's a fully enclosed garden being mainly laid to lawn with raised sleeper borders, exterior lighting, an external power point. A stone flagged path gives access to the open plan living kitchen.





Park View Mews

Norton, Sheffield



BRACKEN
BURROWS
LTD



Park View Mews

Welcome to Park View Mews

General Specification

Specification

All the works are under Local Authority Inspections, 10 Year Warranty Scheme, covered by BLP Insurance with a certificate at completion.

Construction

- Birchover traditional stone, heads and sills
- 50mm Kingspan insulation with 100m dense breeze block walls giving high insulation and acoustic performance designed to generate Level B SAP performance rating
- Ground floor block and beam with Tetris 100m insulation
- 80mm high impact screed
- Internal walls; 100mm x 50mm stud work with 12.5mm plasterboard and skim
- Principal roof and windows all carry 10 year insurance backed warranties
- Roof trussed with Tyvek barrier finished in slate with dry ridge system
- Marshall Tufflex gutterings and fall pipes
- Windows are R9 Wood Grain dual colours
- Curtain Walling in Grey Alloy, all with 10 year warranty
- Marley Cedral maintenance free resin cladding and wall render to create a bespoke finish

External

- External block paved road surfaces and pathways
- Landscaped finish to all gardens
- Fencing and boundary treatment in tanilised timber and natural stone finishes
- Efficient LED mood lighting externally (chrome downlighters)
- All plots allocated with spacious driveways and private garage
- Solar panels fitted to all properties
- External water tap and power point

House Finishes General

- All houses will be fully decorated throughout
- Internal doors in brushed oak veneer, finished with chrome fittings
- Staircases finished in Oak and Glass
- Unique, architecturally designed double height feature glazing to all properties where applicable
- Walk-in wardrobes/dressing areas in master bedrooms where applicable
- CAT 6 Cabling
- Burglar alarm – connected to mobile phone for updates

Central Heating System

- Gas central heating system
- Under floor heating to Ground Floor
- Efficient radiator system to First Floor
- Web access and control (via app) to heating and hot water system
- Super quiet and efficient eco tech Worcester Bosch boilers
- Digitally controlled room thermostats

Electrical Fittings

- White power and light fittings throughout
- Efficient LED white downlighters throughout
- Lounge areas having feature dual position TV/SKY/Audio outputs to allow choice of room arrangements
- CAT 6 Cabling
- All properties with TV and Radio aerial points
- Electricity in garage's

Bathrooms and En-Suites

- Large walk-in shower with raindance style shower heads
- Brushed chrome showers and taps
- Tiling to walls and floors in a choice of colours
- Advanced air extraction and humidity system
- High quality modular bathroom furniture and sanitary ware
- Wall hung WC's with soft close seat

Kitchen

- Stylishly fitted out with a modern contemporary range of Compreh – Italian range base and wall units with full soft close finish. Available in a choice of colours
- High quality built-in main appliances by Neff
- Neff built-in slide & hide combination oven
- Tiling to walls and floors in a choice of colours
- Neff 12 place setting dishwasher
- CDA built-in fridge and freezer
- Rangemaster stainless steel undermount sink
- Davenport designer Swan neck tap
- Silestone worktops

Service and Maintenance

- The properties are freehold. There will be a yearly maintenance charge, which is to be confirmed.

Specifications may be subject to change.



Park View Mews is a Superb Development of Fourteen, Four/Five Bedroomed Contemporary Homes



A Fabulous Development of Four/Five Bedroomed Family Homes

Phase 1

Plot 2 - Asking Price: £650,000

Five Bedrooms, Three Bathrooms and Double Garage
Floor area approximately 2479 sq.ft. (230.3 sq.m.)

Plot 3 SOLD

Four Bedrooms, Three Bathrooms and Double Garage
Floor area approximately 2023 sq.ft. (188.0 sq.m.)

Plot 4 - SOLD

Four Bedrooms, Two Bathrooms and Single Garage
Floor area approximately 1567 sq.ft. (145.6 sq.m.)

Plot 5 - RESERVED

Four Bedrooms, Two Bathrooms and Single Garage
Floor area approximately 1647 sq.ft. (153.0 sq.m.)

Plot 6 - Asking Price: £595,000

Four Bedrooms, Three Bathrooms and Single Garage
Floor area approximately 2279 sq.ft. (211.7 sq.m.)

Phase 2

Plot 7 - Asking Price: £625,000

Four Bedrooms, Three Bathrooms and Single Garage
Floor area approximately 2141 sq.ft. (198.9 sq.m.)

Plot 8 - SOLD

Four Bedrooms, Two Bathrooms and Single Garage
Floor area approximately 1804 sq.ft. (167.6 sq.m.)

Plot 9 - SOLD STC

Four Bedrooms, Two Bathrooms and Single Garage
Floor area approximately 1468 sq.ft. (136.3 sq.m.)

Plot 10 - SOLD STC

Four Bedrooms, Two Bathrooms and Single Garage
Floor area approximately 1810 sq.ft. (168.1 sq.m.)

Plot 11 - Asking Price: £420,000

Four Bedrooms, Two Bathrooms and Single Garage
Floor area approximately 1469 sq.ft. (136.5 sq.m.)

Plot 12 - SOLD STC

Four Bedrooms, Two Bathrooms and Single Garage
Floor area approximately 1557 sq.ft. (144.7 sq.m.)

Plot 13 - SOLD STC

Four Bedrooms, Two Bathrooms and Single Garage
Floor area approximately 1569 sq.ft. (145.8 sq.m.)

Plot 14 - Asking Price: £465,000

Four Bedrooms, Two Bathrooms and Single Garage
Floor area approximately 1542 sq.ft. (143.2 sq.m.)

Asking Price - £650,000



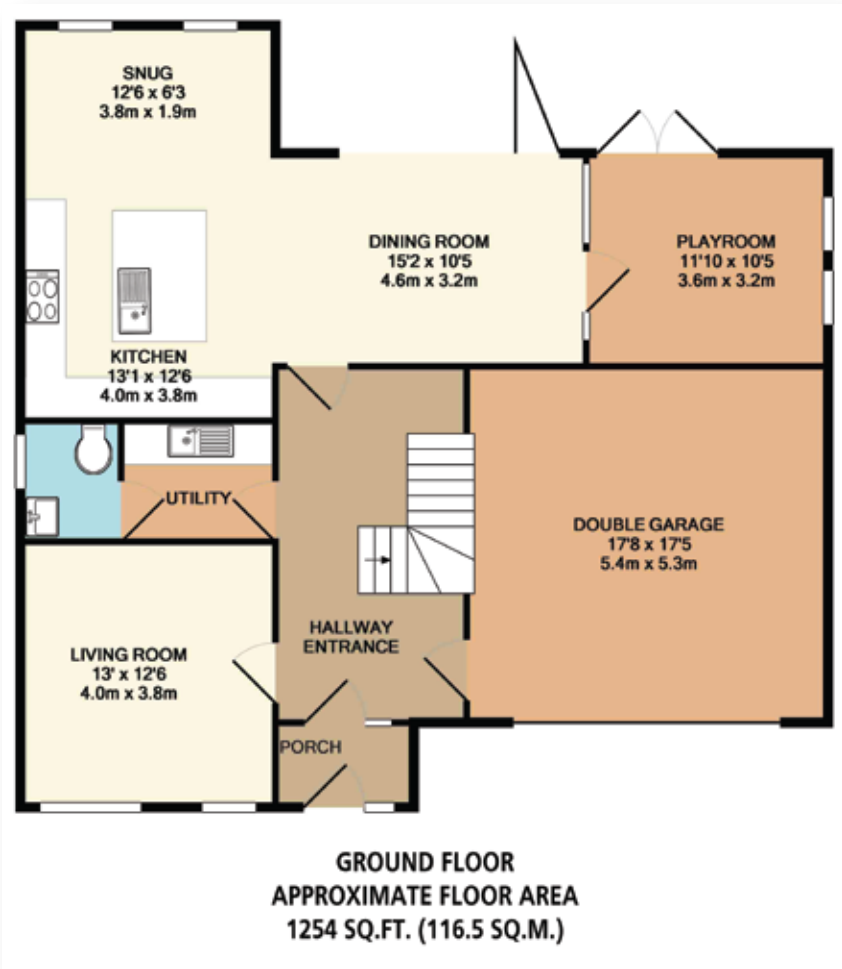
Park View Mews Plot 2



Asking Price - £650,000



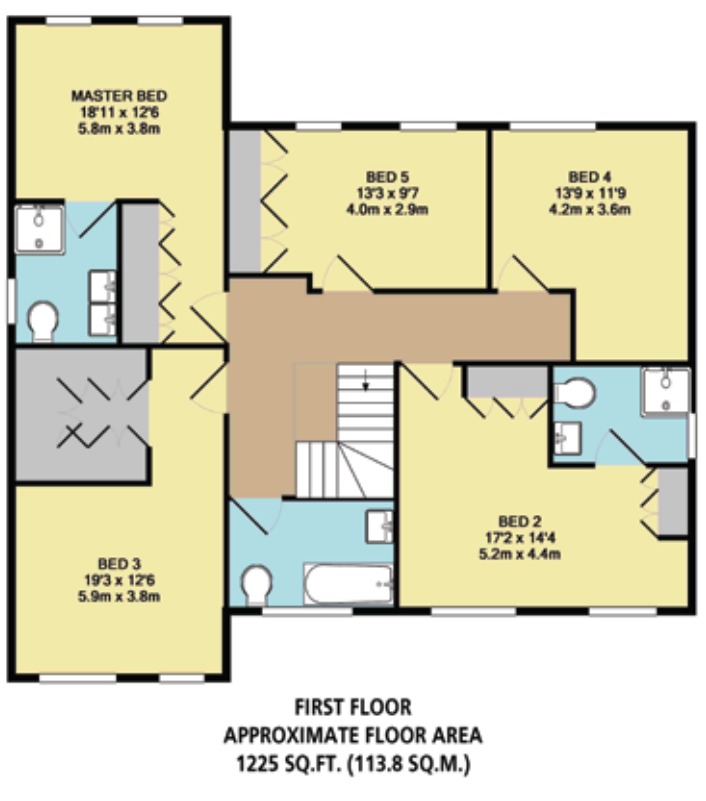
Park View Mews Plot 2



Approximately 2479 sq.ft. (230.3 sq.m.)

Note

All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



SOLD



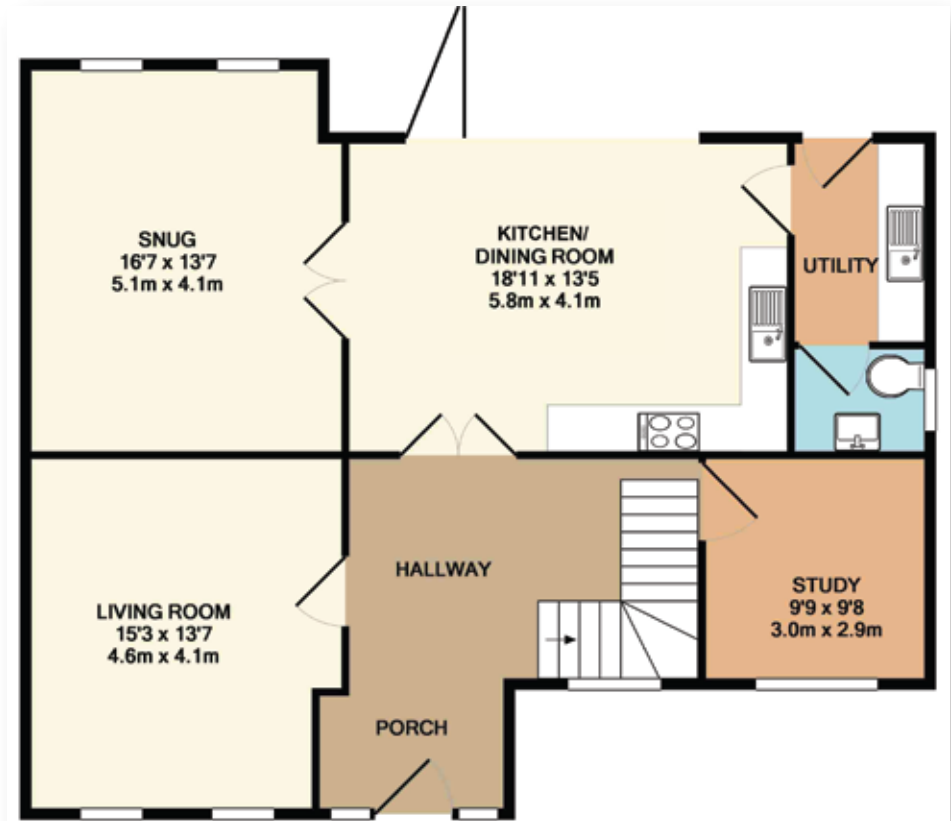
Park View Mews Plot 3



SOLD



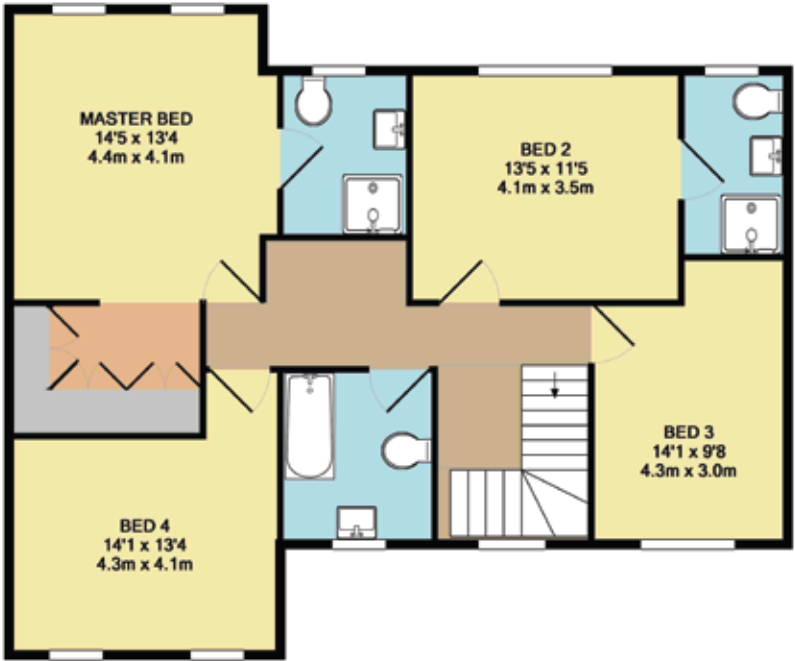
Park View Mews Plot 3



GROUND FLOOR
APPROXIMATE FLOOR AREA
1041 SQ.FT. (96.7 SQ.M.)

Approximately 2023 sq.ft. (188.0 sq.m.)

Note
All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



FIRST FLOOR
APPROXIMATE FLOOR AREA
983 SQ.FT. (91.3 SQ.M.)

SOLD



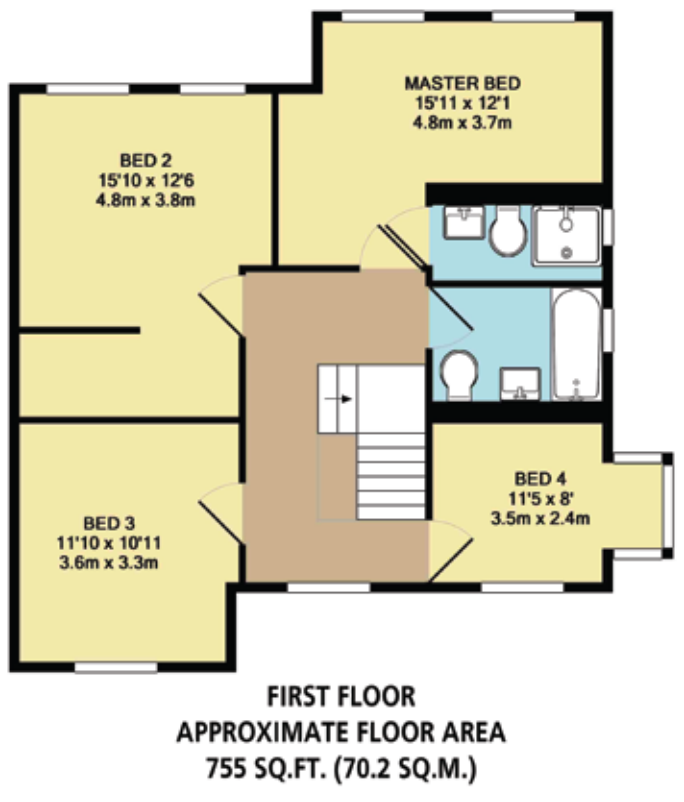
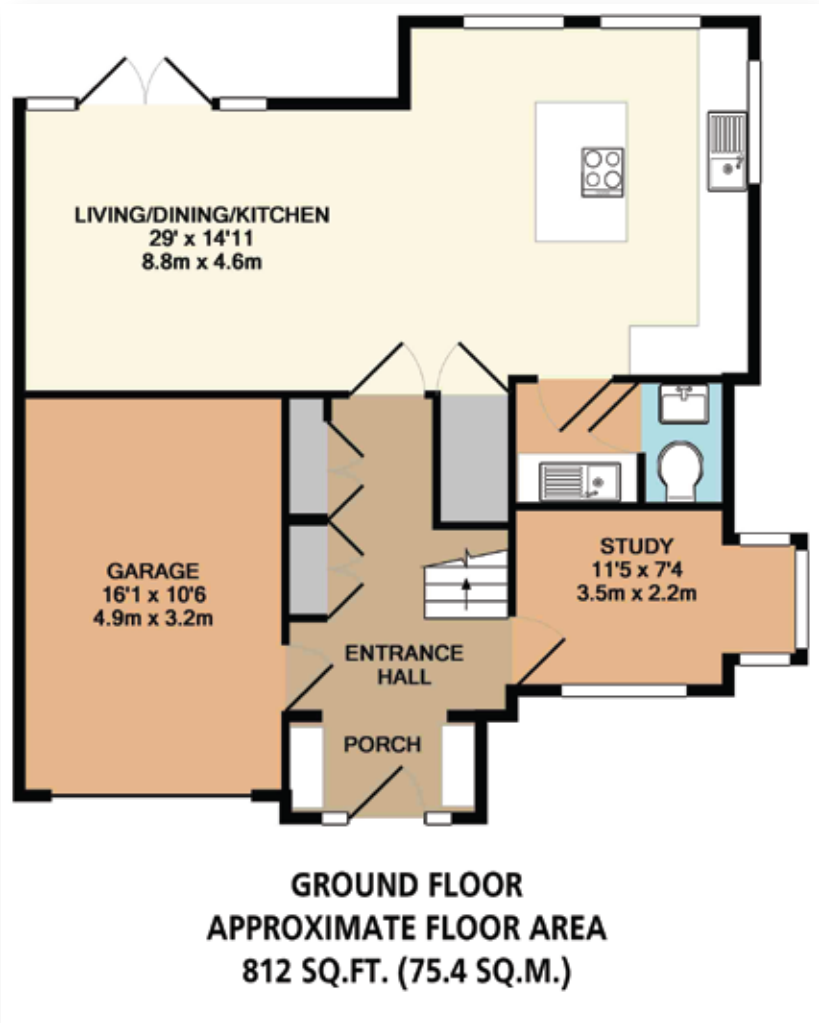
Park View Mews Plot 4



SOLD



Park View Mews Plot 4



Approximately 1567 sq.ft. (145.6 sq.m.)

Note

All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

RESERVED



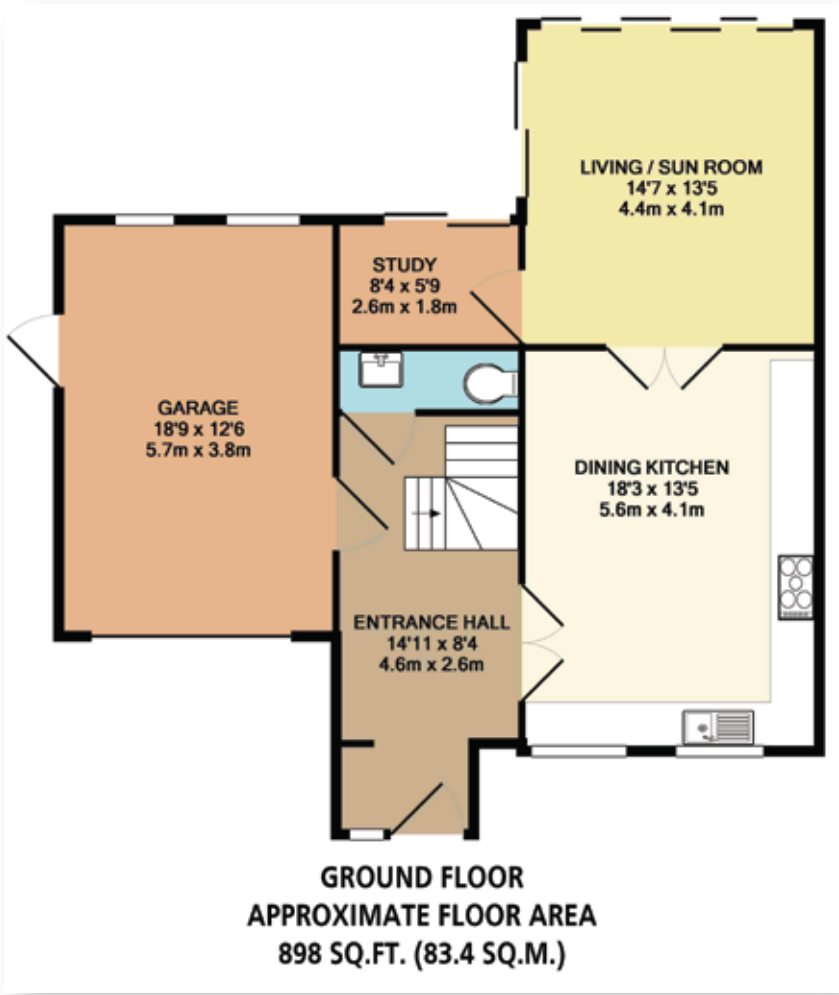
Park View Mews Plot 5



RESERVED

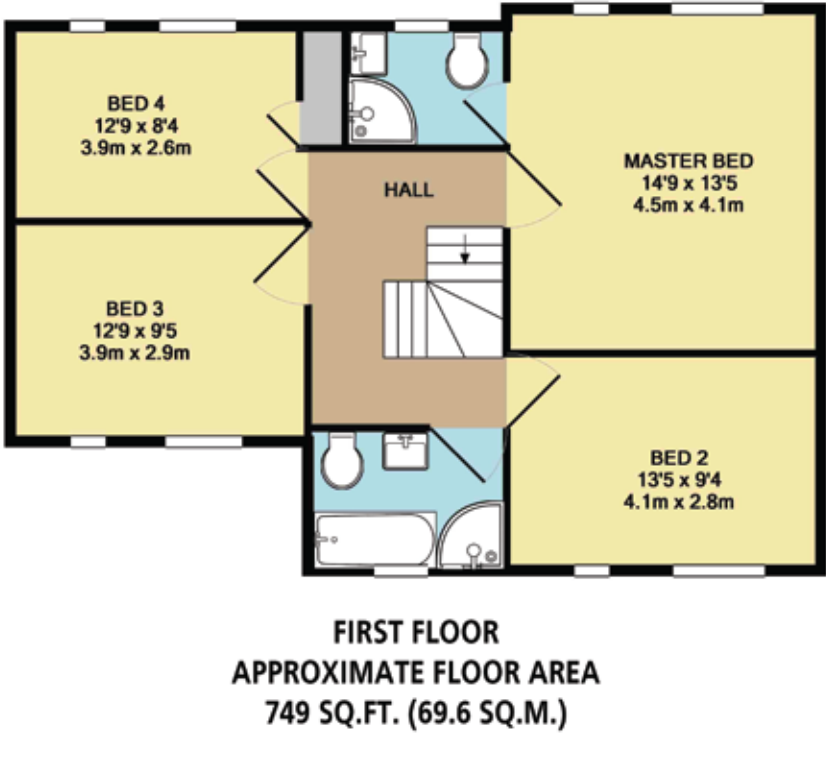


Park View Mews Plot 5



Approximately 1647 sq.ft. (153.0 sq.m.)

Note
All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Asking Price - £595,000



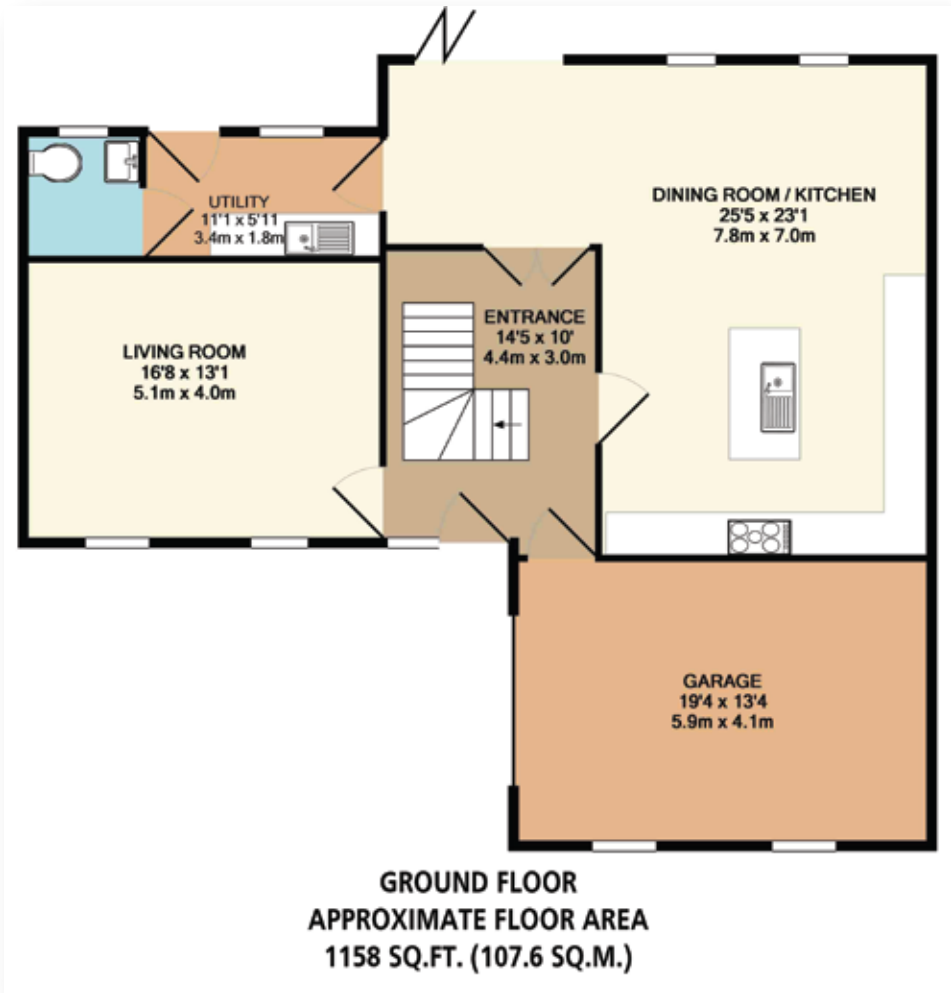
Park View Mews Plot 6



Asking Price - £595,000

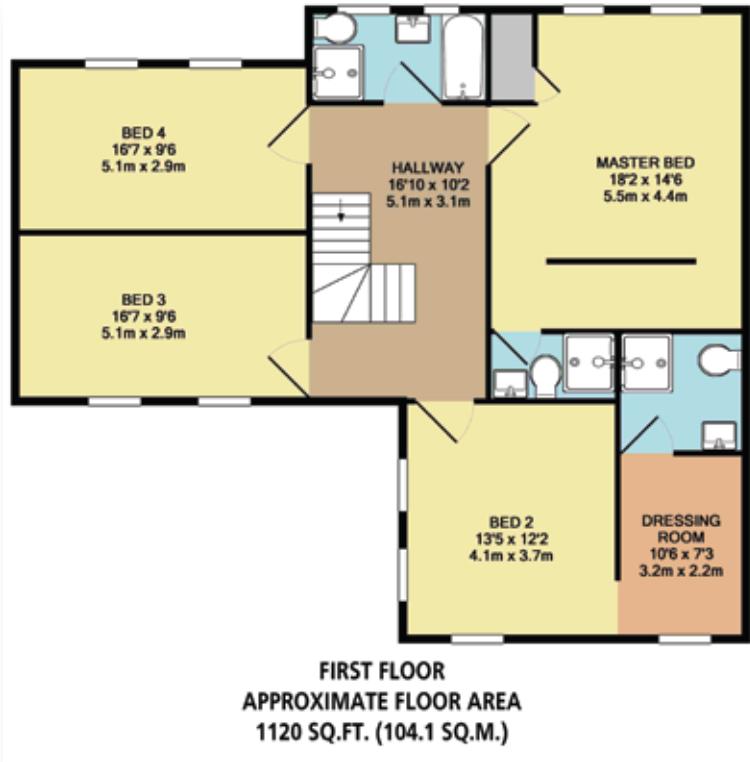


Park View Mews Plot 6



Approximately 2279 sq.ft. (211.7 sq.m.)

Note
All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Asking Price - £625,000



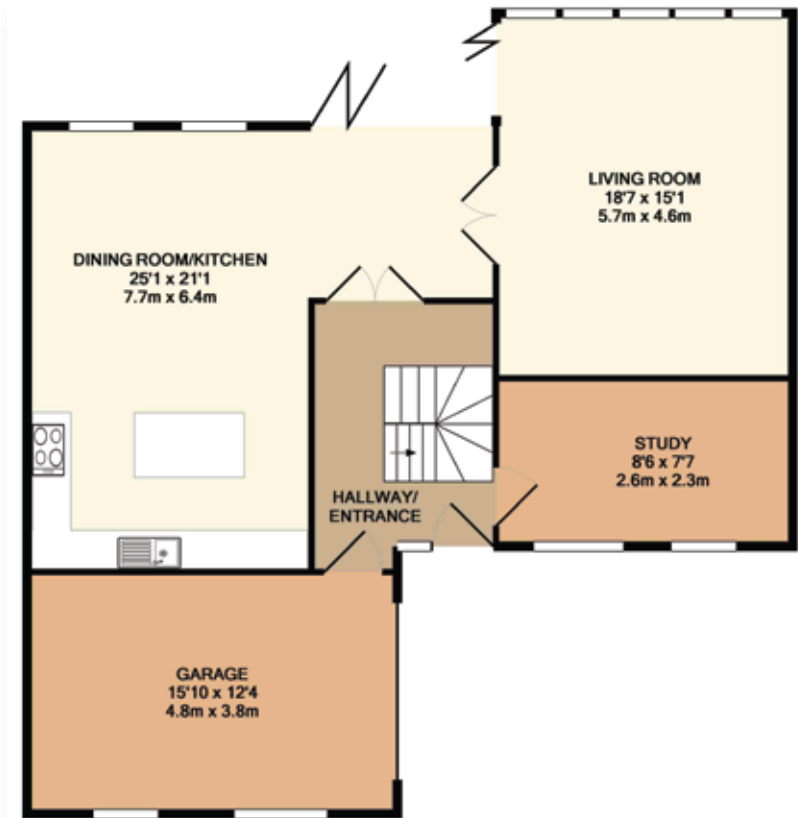
Park View Mews Plot 7



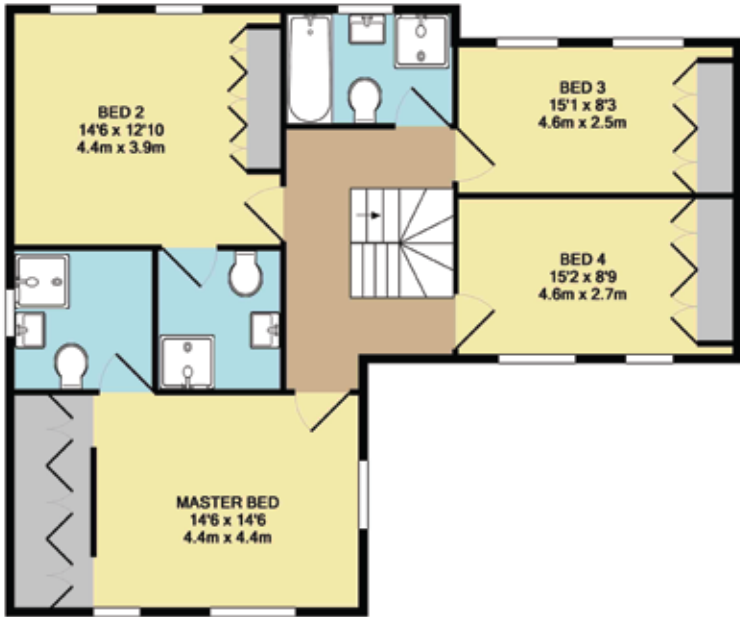
Asking Price - £625,000



Park View Mews Plot 7



GROUND FLOOR
APPROXIMATE FLOOR AREA
1175 SQ.FT. (109.1 SQ.M)



FIRST FLOOR
APPROXIMATE FLOOR AREA
967 SQ.FT. (89.8 SQ.M.)

Approximately 2141 sq.ft. (198.9 sq.m.)

Note
All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SOLD



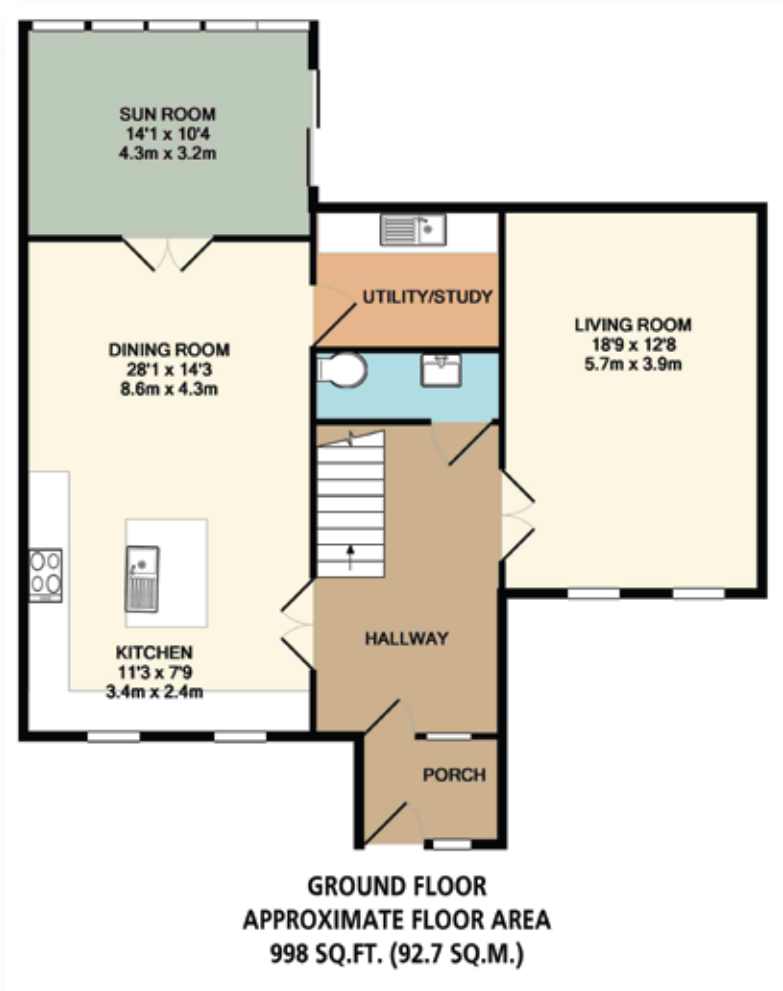
Park View Mews Plot 8



SOLD

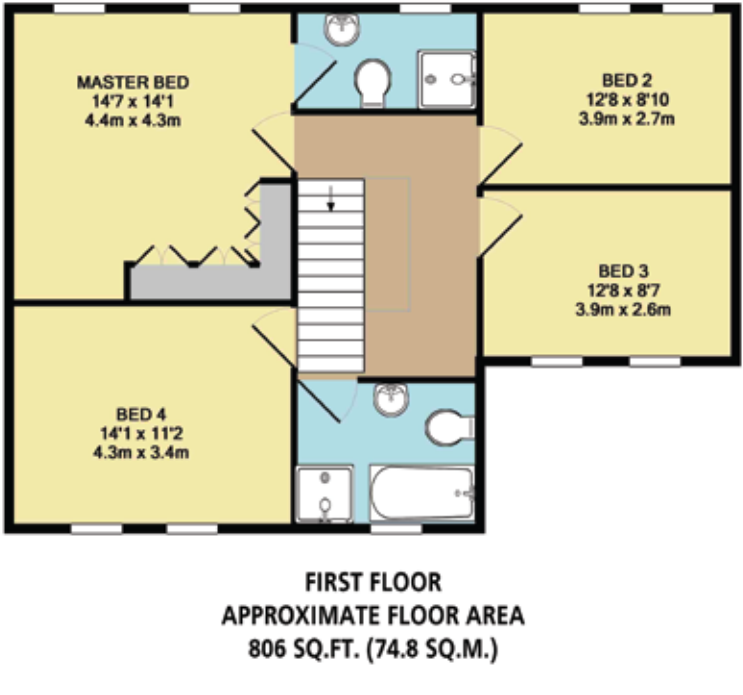


Park View Mews Plot 8



Approximately 1804 sq.ft. (167.6 sq.m.)

Note
All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



SOLD STC



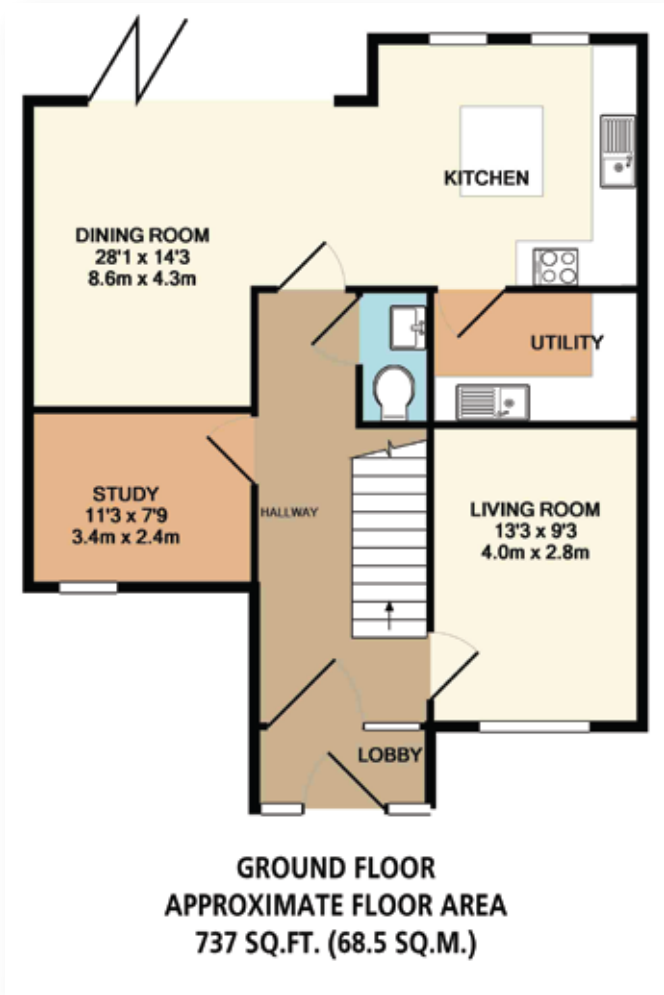
Park View Mews Plot 9



SOLD STC



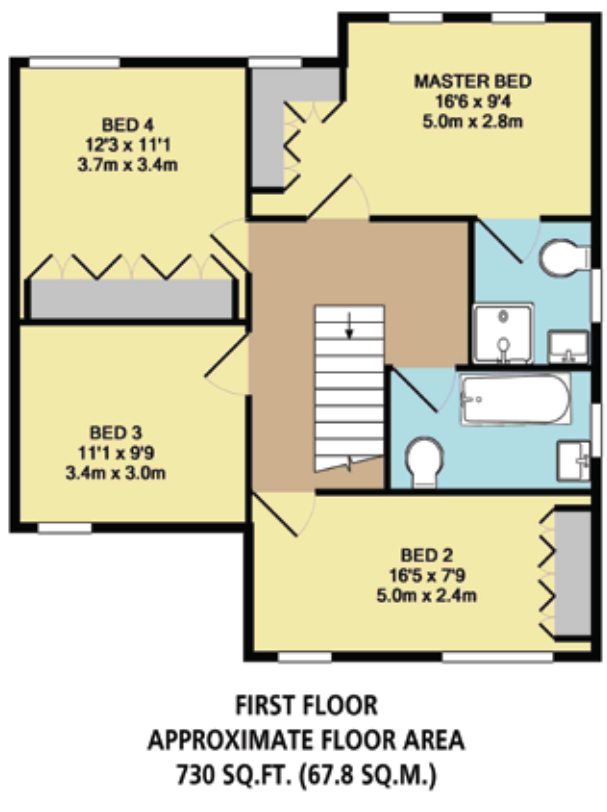
Park View Mews Plot 9



Approximately 1468 sq.ft. (136.3 sq.m.)

Note

All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



SOLD STC



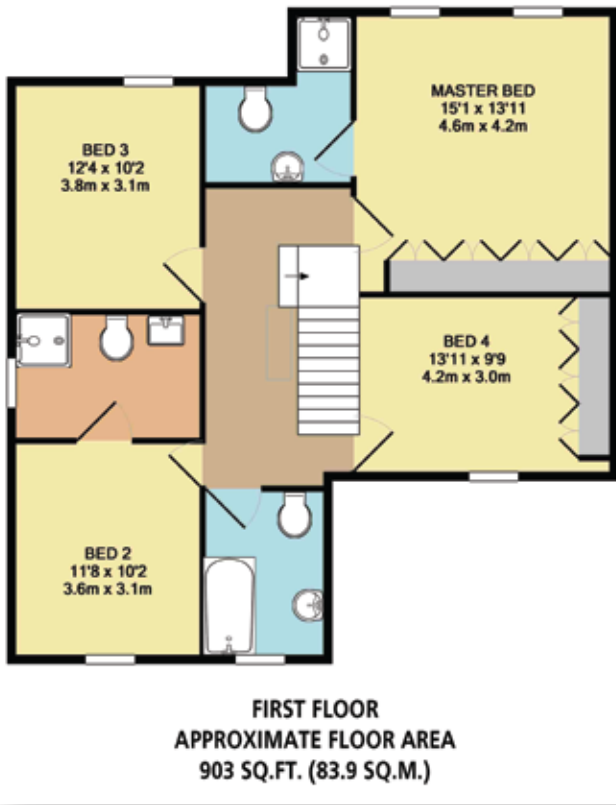
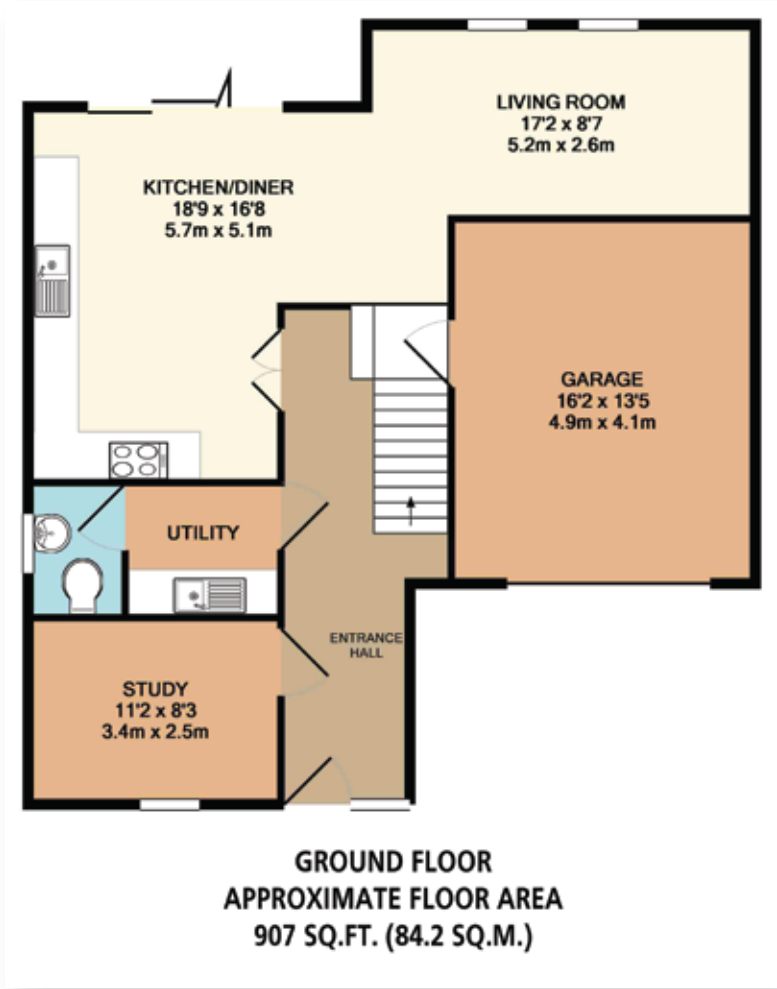
Park View Mews Plot 10



SOLD STC



Park View Mews Plot 10



Approximately 1810 sq.ft. (168.1 sq.m.)

Note
All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

Asking Price - £420,000



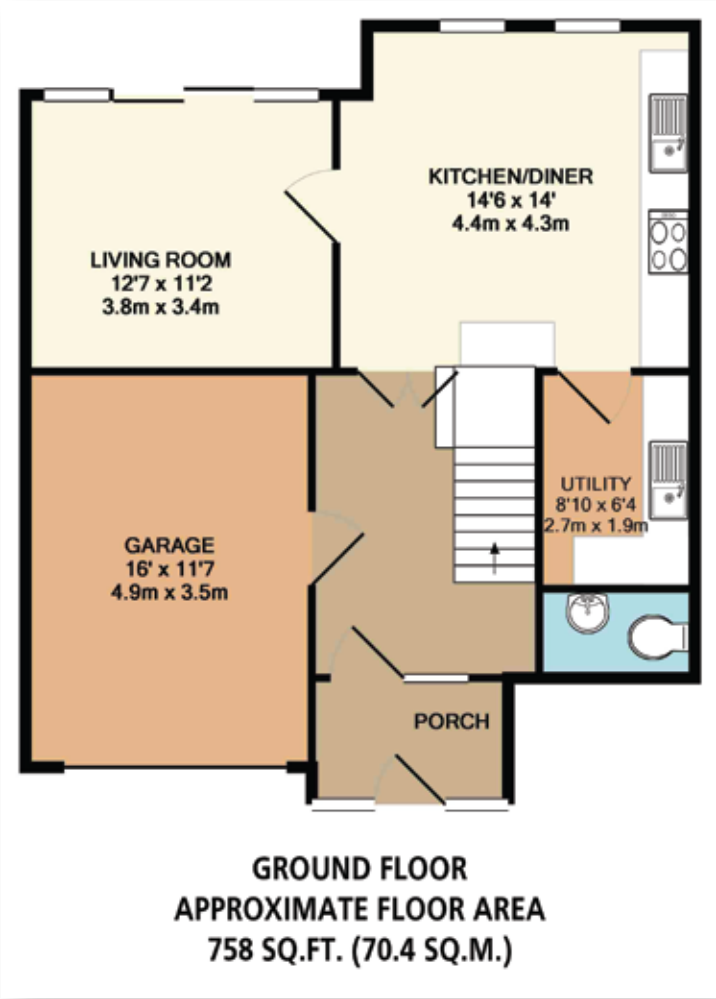
Park View Mews Plot 11



Asking Price - £420,000



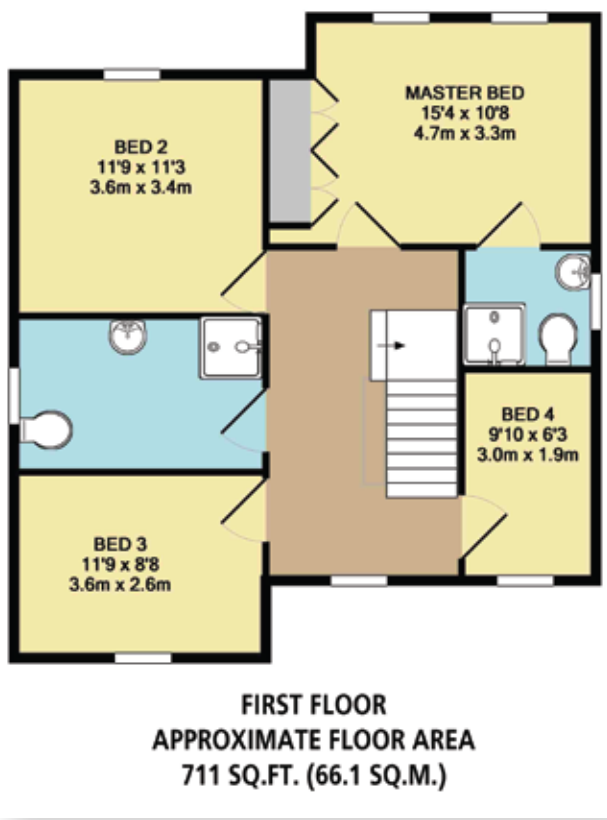
Park View Mews Plot 11



Approximately 1469 sq.ft. (136.5 sq.m.)

Note

All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



SOLD STC



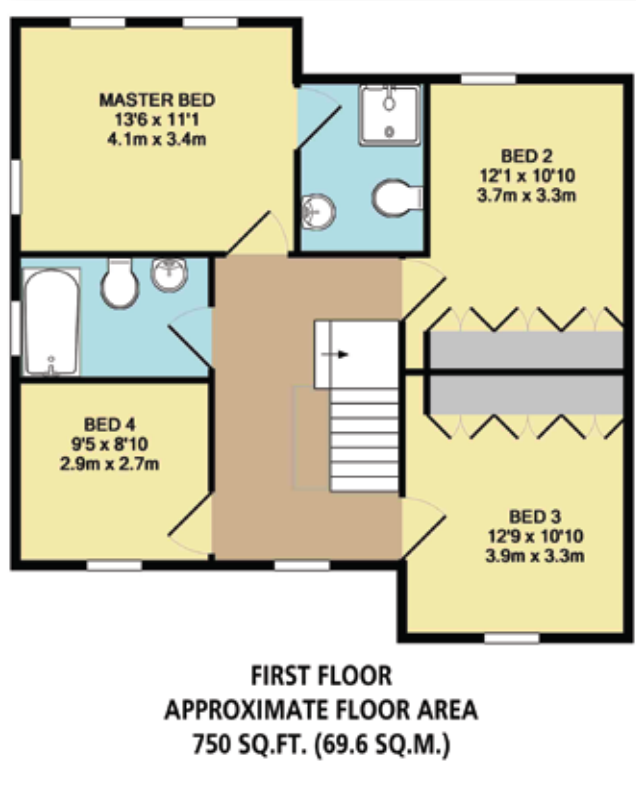
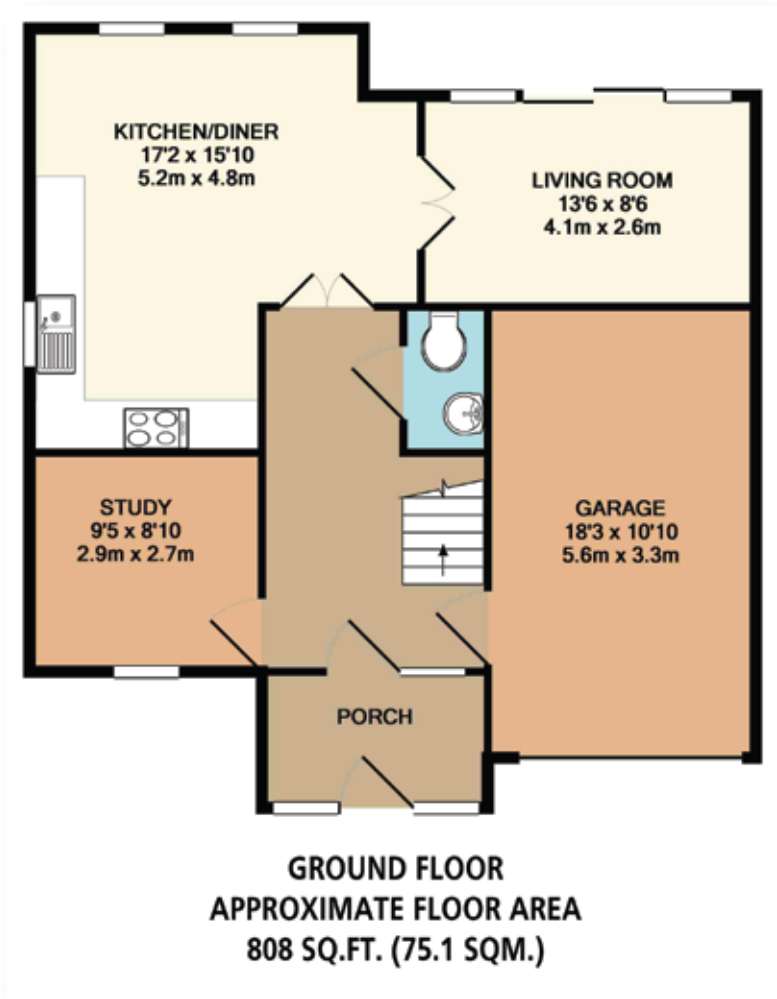
Park View Mews Plot 12



SOLD STC



Park View Mews Plot 12



Approximately 1557 sq.ft. (144.7 sq.m.)

Note

All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SOLD STC



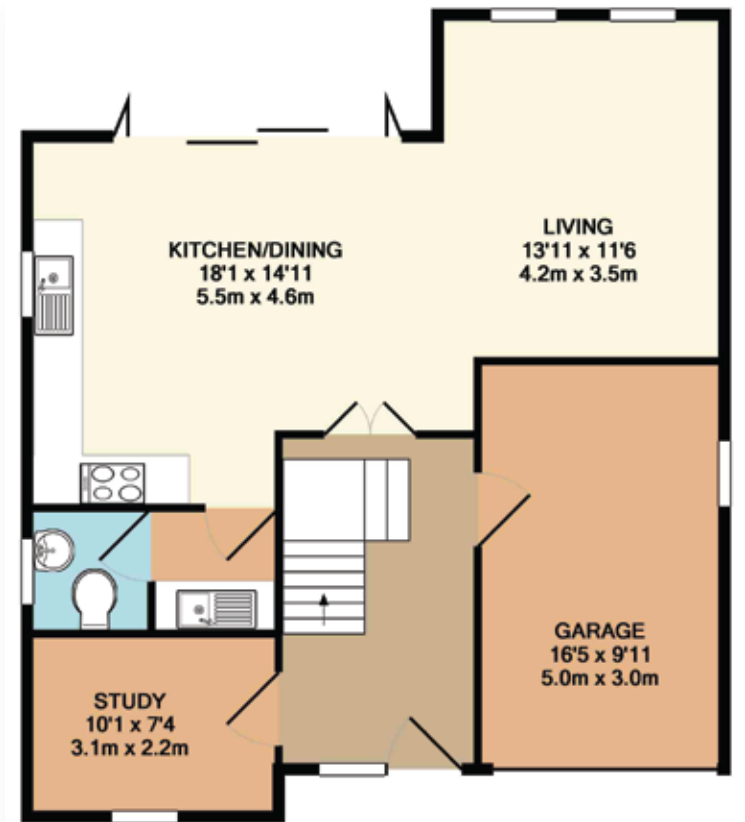
Park View Mews Plot 13



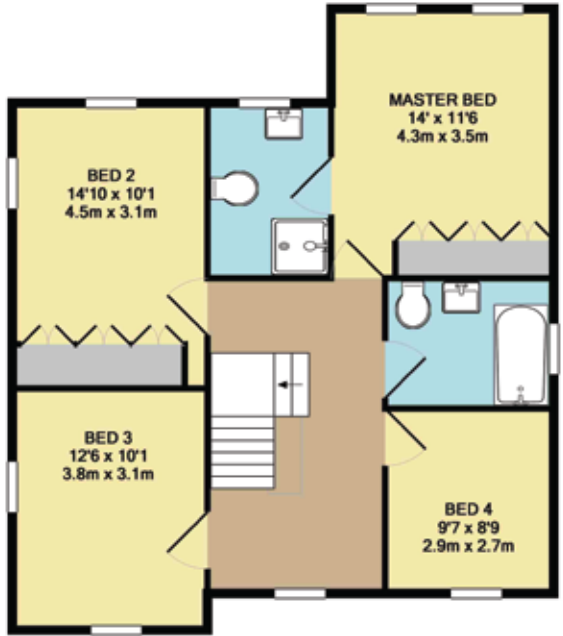
SOLD STC



Park View Mews Plot 13



GROUND FLOOR
APPROXIMATE FLOOR AREA
788 SQ.FT. (73.2 SQ.M.)



FIRST FLOOR
APPROXIMATE FLOOR AREA
781 SQ.FT. (72.6 SQ.M.)

Approximately 1569 sq.ft. (145.8 sq.m.)

Note
All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

Asking Price - £465,000



Park View Mews Plot 14



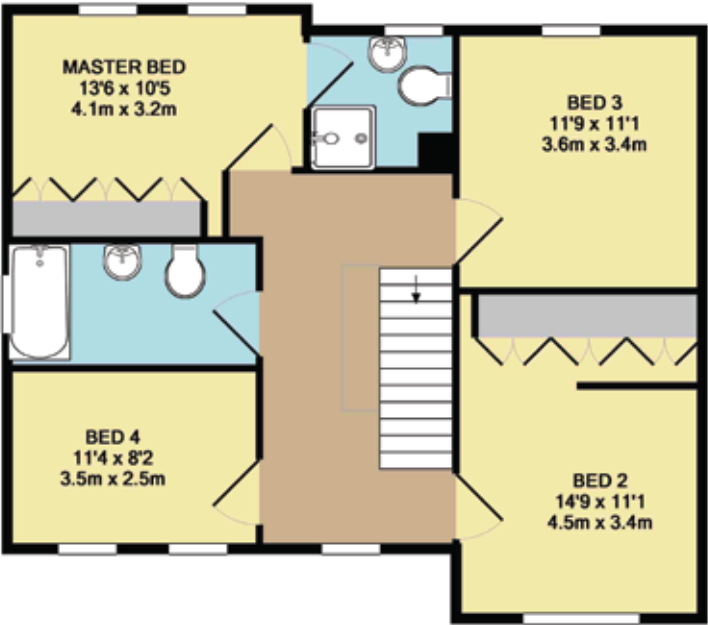
Asking Price - £465,000



Park View Mews Plot 14



GROUND FLOOR
APPROXIMATE FLOOR AREA
779 SQ.FT. (72.4 SQ.M.)



FIRST FLOOR
APPROXIMATE FLOOR AREA
763 SQ.FT. (70.9 SQ.M.)

Approximately 1542 sq.ft. (143.2 sq.m.)

Note
All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk

Tenure: Freehold



Park View Mews,
Norton, Sheffield,
South Yorkshire S8 8AF