



15 Kestrel Rise
Swallownest, Sheffield



A Fabulous Four Bedroomed
Detached Family Home...





Welcome to 15 Kestrel Rise

Offered for sale, is this fabulous four bedroomed detached family home, with generously proportioned accommodation and being situated within a sought-after development.

Having the benefit of a spacious lounge, contemporary dining kitchen with integrated appliances, good-sized master bedroom with an en-suite shower room, two additional double bedrooms and a family bathroom.

Situated with convenient access to local amenities including shops, public houses, cafes, schooling and the Rother Valley Country Park. Also having good transport links via the Woodhouse train station and being situated near the A57 and M1 motorway network.

The property briefly comprises on the ground floor:

Entrance vestibule, WC, entrance hallway, lounge and dining kitchen.

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

Ground Floor

An aluminium entrance door with a double glazed obscured panel opens to the:

Entrance Vestibule

Having a side facing UPVC double glazed window, recessed light point, central heating radiator and oak flooring. Also having a fitted storage cupboard with shelving. An oak door opens to a WC and a staircase with a timber handrail and balustrading rises to the entrance hallway.

WC

Having recessed lighting, extractor fan, central heating radiator and oak flooring. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with traditional chrome taps and tiled splashback.

Entrance Hallway

Having recessed lighting, central heating radiator and timber flooring. Oak doors open to the lounge and dining kitchen.

Lounge

17'5 x 16'2 (5.30m x 4.94m)

Having front facing UPVC double glazed windows with

fitted shutters, recessed lighting, central heating radiators, wall mounted contemporary gas fire, telephone points and TV/aerial points. Double UPVC doors with double glazed panels and fitted shutters open to a Juliet balcony.

Dining Kitchen

23'11 x 12'6 (7.30m x 3.80m)

Having a rear facing UPVC double glazed window, recessed lighting, built-in speakers, central heating radiator, TV/aerial point and timber effect flooring. There's a range of fitted high gloss base/wall and drawer units with matching work surfaces, upstands and an inset 1.0 bowl sink with a chrome mixer tap. The work surface extends to provide breakfast seating and a cupboard also houses the boiler. Appliances include a Neff four-ring induction hob with an extractor fan over, two Neff fan assisted ovens, Neff grill, integrated Gorenje dishwasher, integrated Caple wine cooler, integrated fridge and an integrated freezer. Double UPVC doors with double glazed panels open to the rear of the property.

From the entrance hall, a staircase with a timber handrail, balustrading and an under stairs cupboard rises to the first floor.

First Floor

Landing

Having a side facing UPVC double glazed window, pendant light point and a central heating radiator. Doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom. Access can be gained to a loft space.



Lounge

17'5 x 16'2 (5.30m x 4.94m)

Having front facing UPVC double glazed windows with fitted shutters, recessed lighting, central heating radiators, wall mounted contemporary gas fire, telephone points and TV/aerial points. Double UPVC doors with double glazed panels and fitted shutters open to a Juliet balcony.



A Light & Spacious
Reception Room...



Dining Kitchen

23'11 x 12'6 (7.30m x 3.80m)

Having a rear facing UPVC double glazed window, recessed lighting, built-in speakers, central heating radiator, TV/aerial point and timber effect flooring. There's a range of fitted high gloss base/wall and drawer units with matching work surfaces, upstands and an inset 1.0 bowl sink with a chrome mixer tap. The work surface extends to provide breakfast seating and a cupboard also houses the boiler. Appliances include a Neff four-ring induction hob with an extractor fan over, two Neff fan assisted ovens, Neff grill, integrated Gorenje dishwasher, integrated Caple wine cooler, integrated fridge and an integrated freezer. Double UPVC doors with double glazed panels open to the rear of the property.



A Contemporary Dining Kitchen
with Neff Cooking Appliances





15 Kestrel Rise

Offering Generously Proportioned Accommodation within a Sought-after Development

Master Bedroom

15'3 x 10'4 (4.64m x 3.15m)

A good-sized double bedroom, with a front facing UPVC double glazed window, recessed lighting, flush light points, central heating radiator and a telephone point. Also having a range of fitted furniture incorporating hanging, shelving and drawers.

Master En-Suite Shower Room

Having a flush light point, extractor fan and a chrome heated towel rail. There's a suite in white, which comprises of a

light point and a central heating radiator.

Bedroom 4

8'5 x 7'5 (2.56m x 2.27m)

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Family Bathroom

Having a side facing UPVC double glazed obscured window, flush light point, extractor fan, central heating radiator and a useful storage cupboard with shelving and housing the hot



low-level WC and a pedestal wash hand basin with traditional taps and tiled splashback. To one corner, there's a separate shower enclosure with a fitted rain head shower and a glazed screen/door.

Bedroom 2

11'1 x 9'8 (3.37m x 2.96m)

Another double bedroom, with a rear facing UPVC double glazed window, flush light point and a central heating radiator. There's a range of fitted furniture, incorporating shelving and hanging.

Jack-and-Jill En-Suite Shower Room

Having a rear facing UPVC double glazed obscured window, flush light point and an extractor fan. There's a suite in white, which comprises of a pedestal wash hand basin with traditional taps and a separate shower enclosure with a fitted shower and a glazed screen/door. Timber doors open to bedroom 2 and 3.

Bedroom 3

10'6 x 9'5 (3.20m x 2.88m)

Having a rear facing UPVC double glazed window, pendant

water cylinder. There's a suite in white, which comprises of a low-level WC and a pedestal wash basin with traditional chrome taps and tiled splashback. Also having a panelled bath with traditional taps.

Exterior and Gardens

To the front of the property is a tarmacked driveway with exterior lighting and providing parking for two vehicles. Access can be gained to the double garage. Steps with metal handrail and balustrading rises to the main entrance door.

Double Garage

17'5 x 16'10 (5.30m x 5.12m)

Having two up-and-over doors, light and power.

To one side, a stone flagged path and steps rise to a full-height timber gate, which opens to the rear.

To the rear, there's a timber decked terrace with exterior lighting and a gravelled area with a water tap. Timber steps rise to a garden being mainly laid to lawn with mature shrubs and an additional timber decked seating terrace.



Master Bedroom

15'3 x 10'4 (4.64m x 3.15m)

A good-sized double bedroom, with a front facing UPVC double glazed window, recessed lighting, flush light points, central heating radiator and a telephone point. Also having a range of fitted furniture incorporating hanging, shelving and drawers.



A Superb Master
Bedroom Suite





Master En-Suite Shower Room

Having a flush light point, extractor fan and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional taps and tiled splashback. To one corner, there's a separate shower enclosure with a fitted rain head shower and a glazed screen/door.



Bedroom 3

10'6 x 9'5 (3.20m x 2.88m)
Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.



Bedroom 2

11'1 x 9'8 (3.37m x 2.96m)
Another double bedroom, with a rear facing UPVC double glazed window, flush light point and a central heating radiator. There's a range of fitted furniture, incorporating shelving and hanging.



Bedroom 4

8'5 x 7'5 (2.56m x 2.27m)
Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

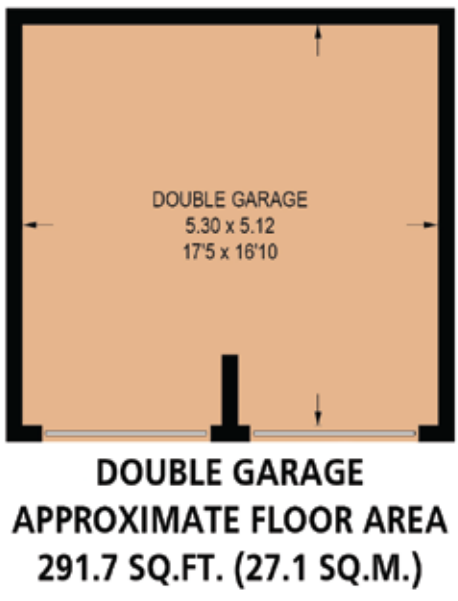
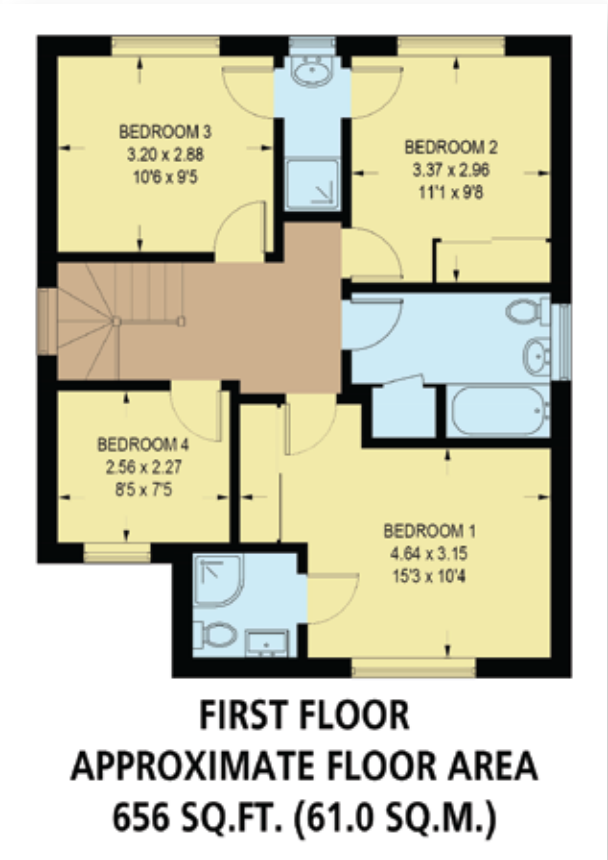
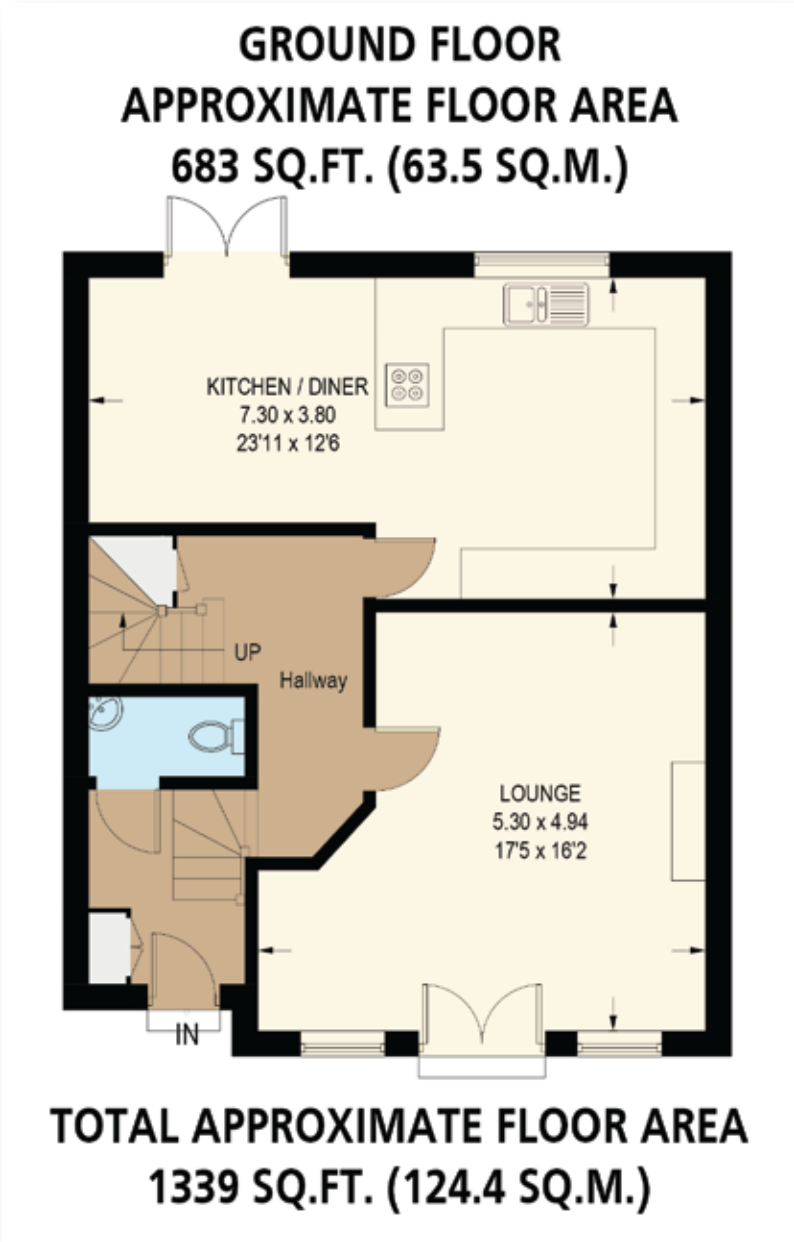




Family Bathroom

Having a side facing UPVC double glazed obscured window, flush light point, extractor fan, central heating radiator and a useful storage cupboard with shelving and housing the hot water cylinder. There's a suite in white, which comprises of a low-level WC and a pedestal wash basin with traditional chrome taps and tiled splashback. Also having a panelled bath with traditional taps.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 condition.



Exterior and Gardens

To the front of the property is a tarmacked driveway with exterior lighting and providing parking for two vehicles. Access can be gained to the double garage. Steps with metal handrail and balustrading rises to the main entrance door.

Double Garage

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Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold



15 Kestrel Rise

Swallownest, Sheffield, South Yorkshire S26 4SD

Offers in the Region of £325,000