



24 Kensington Drive
Lodge Moor, Sheffield



A Fabulous Four Bedroomed Home,
Situated in a Landscaped Development





24 Kensington Drive

Welcome to 24 Kensington Drive

A fabulous four bed roomed end townhouse, desirably and conveniently located, which has been renovated throughout by the current owner to create modern family accommodation over three floors.

Situated in a sought-after landscaped development and offering a well-proportioned L-shaped lounge/dining room, superb dining kitchen and a master bedroom suite with an en-suite shower room and views over open countryside. The exterior has a south-facing landscaped rear garden, off-road parking and an integral garage.

24 Kensington Drive has excellent access to the local amenities of Lodge Moor and Fulwood including public houses and shops with local family run butchers, bakers and green grocers minutes away in addition to local supermarkets.

The property is well placed for those who enjoy outdoor pursuits and immersion in nature with a range of walking trails available from the doorstep, including Redmires Reservoir, Stanage Edge, Peak District walking trails, woodland walking trails and purpose-built mountain biking trails.

A short drive to Sheffield's city centre is highly convenient with low traffic levels in western Sheffield providing easy access to Sheffield's main hospitals, including the Claremont Private Hospital and BMI Thornbury Hospital, moreover the wider Peak District National Park is easily accessible.

The property benefits from school catchment access to Hallam Primary School and Tapton Secondary School, with OFSTED ratings "good" and "outstanding" respectively. Redmires Lodge day care nursery is situated within a 2 minute walk and also benefits from an OFSTED rating "outstanding". For children, excellent facilities are available in a safe setting to the rear of the property with a modern play park and astro-turf soccer pitch/netball court, all provided within the substantial landscaped open space available to Lodge Moor residents.

Briefly the property comprises on the ground floor: Entrance vestibule, entrance hallway, WC, integral garage, bedroom 4 and utility room.

A timber door with double glazed obscured panels opens to the entrance vestibule.

On the first floor: Landing, dining kitchen and lounge/dining room.

Entrance Vestibule
Having a pendant light point, central heating radiator and tiled flooring. A timber door opens to the entrance hallway.

On the second floor: Landing, master bedroom, master en-suite, bedroom 2, bedroom 3, family bathroom and storage cupboard.

Entrance Hallway
Incorporating pendant light points, central heating radiator, telephone point and tiled flooring. Timber doors open to a WC, integral garage, bedroom 4 and utility room.

Ground Floor



Lounge/Dining Room

19'8 x 16'0 (5.99m x 4.88m)

A well-proportioned L-shaped reception room with front facing UPVC double glazed windows, pendant light points, central heating radiators, telephone point and engineered wooden flooring.



A Well-Proportioned
L-Shaped Reception Room





Dining Kitchen
15'11 x 9'4 (4.85m x 2.84m)

A superb contemporary kitchen with rear facing UPVC double glazed windows, pendant light point, flush light point, central heating radiator and tiled flooring. There's a range of fitted base/wall and drawer units with matching Corian work surfaces with an attractive "sharp nose" edge profile and integral draining board, tiled splashbacks, under cabinet lighting, plinth lighting and an inset 1.5 double bowl Abode stainless steel sink with an Insinkerator boiling water tap. Appliances include a Zanussi four-ring gas hob with an extractor hood over, Zanussi double oven, integrated Zanussi dishwasher and an integrated AEG fridge.

A Contemporary Dining Kitchen
with Zanussi Cooking Appliances





Recently Renovated to a High Standard to Create Modern Accommodation over Three Floors

WC

Incorporating a flush light point, extractor fan, partially tiled walls, granite surfaces, heated towel rail and tiled flooring. There's a fitted suite in white, which comprises of a Vitra wall mounted WC with Geberit cistern and flush plate and a wall mounted Grohe wash hand basin with a Grohe chrome mixer tap.

Integral Garage

19'10 x 9'0 (6.05m x 2.74m)

Fitted with an electric Hörmann up-and-over thermo door, light and power.

Bedroom 4

9'3 x 8'11 (2.82m x 2.72m)

A useful room which could be used as a fourth bedroom or alternatively a study or playroom. Having a pendant light point, central heating radiator and an engineered wooden flooring. Double UPVC doors with double glazed panels open to the rear garden.

Utility Room

Incorporating a flush light point, extractor fan, central heating radiator, tiled flooring and housing the Ideal boiler. Also, there are fitted base units with a matching work surface, tiled splashbacks, an inset 1.0 bowl stainless steel sink with a chrome mixer tap and space/plumbing beneath for an automatic washing machine. A timber door with a double glazed obscured panel opens to the rear.

From the entrance hallway, a spacious staircase with timber balustrading, handrail and a useful under stairs recess rises to the first floor.

First Floor

Landing

A spacious landing incorporating a pendant light point, central heating radiator and engineered wooden flooring. Timber doors with glazed panels open to the lounge/dining room and dining kitchen.

Lounge/Dining Room

19'8 x 16'0 (5.99m x 4.88m)

A well-proportioned L-shaped reception room with front facing UPVC double glazed windows, pendant light points, central heating radiators, telephone point and engineered wooden flooring.

Dining Kitchen

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From the first floor landing, the spacious staircase continues to the second floor.

Second Floor

Landing

A spacious landing with plenty of natural light through a side facing UPVC double glazed window, pendant light point and a central heating radiator. Access can be gained to a large loft space, useful for storage. Timber doors open to the master bedroom, bedroom 2, bedroom 3, family bathroom and storage cupboard.

Master Bedroom

11'1 x 10'3 (3.38m x 3.12m)

A good-sized double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator. A sliding timber door opens to the master en-suite.

Master En-Suite

A luxurious bathroom, fully tiled in neutral tones and having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, a chrome heated towel rail, under-floor heating and granite surfaces. There's a contemporary suite in white, which comprises of a Vitra wall mounted WC with a Geberit cistern and flush plate and a wall mounted stone resin wash basin with a Crosswater chrome mixer tap. To one corner, there's a walk-in shower enclosure with an inset tiled shelf, a stone resin shower tray by Crosswater, fitted Grohe double mixer controls, Crosswater rain head shower, an additional Grohe hand shower facility and a glazed shower screen.

Bedroom 2

12'4 x 8'11 (3.76m x 2.72m)

Another double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator. Also having a fitted storage cupboard with long hanging and shelving.

Bedroom 3

12'4 x 6'9 (3.76m x 2.06m)

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

Family Bathroom

A luxurious bathroom, fully tiled in neutral tones with recessed lighting, extractor fan, large fitted vanity mirror with a granite surface below and a heated towel rail. There's a contemporary suite in white, which comprises of a Vitra wall mounted WC with a Geberit cistern and flush plate and a stone resin countertop wash basin, wall mounted on a granite plinth with a matte black Crosswater mixer tap. The bathroom has a large Kaldewei panelled bath with a matte black wall mounted Crosswater mixer and tap, fitted Crosswater matte black rain head shower and a glazed bi-folding shower screen.

Storage Cupboard

A useful storage cupboard housing the Megaflo hot water cylinder.



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A High Quality En-Suite
Shower Room...



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Another double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator. Also having a fitted storage cupboard with long hanging and shelving.



Bedroom 4

9'3 x 8'11 (2.82m x 2.72m)

A useful room which could be used as a fourth bedroom or alternatively a study or playroom. Having a pendant light point, central heating radiator and an engineered wooden flooring. Double UPVC doors with double glazed panels open to the rear garden.



Bedroom 3

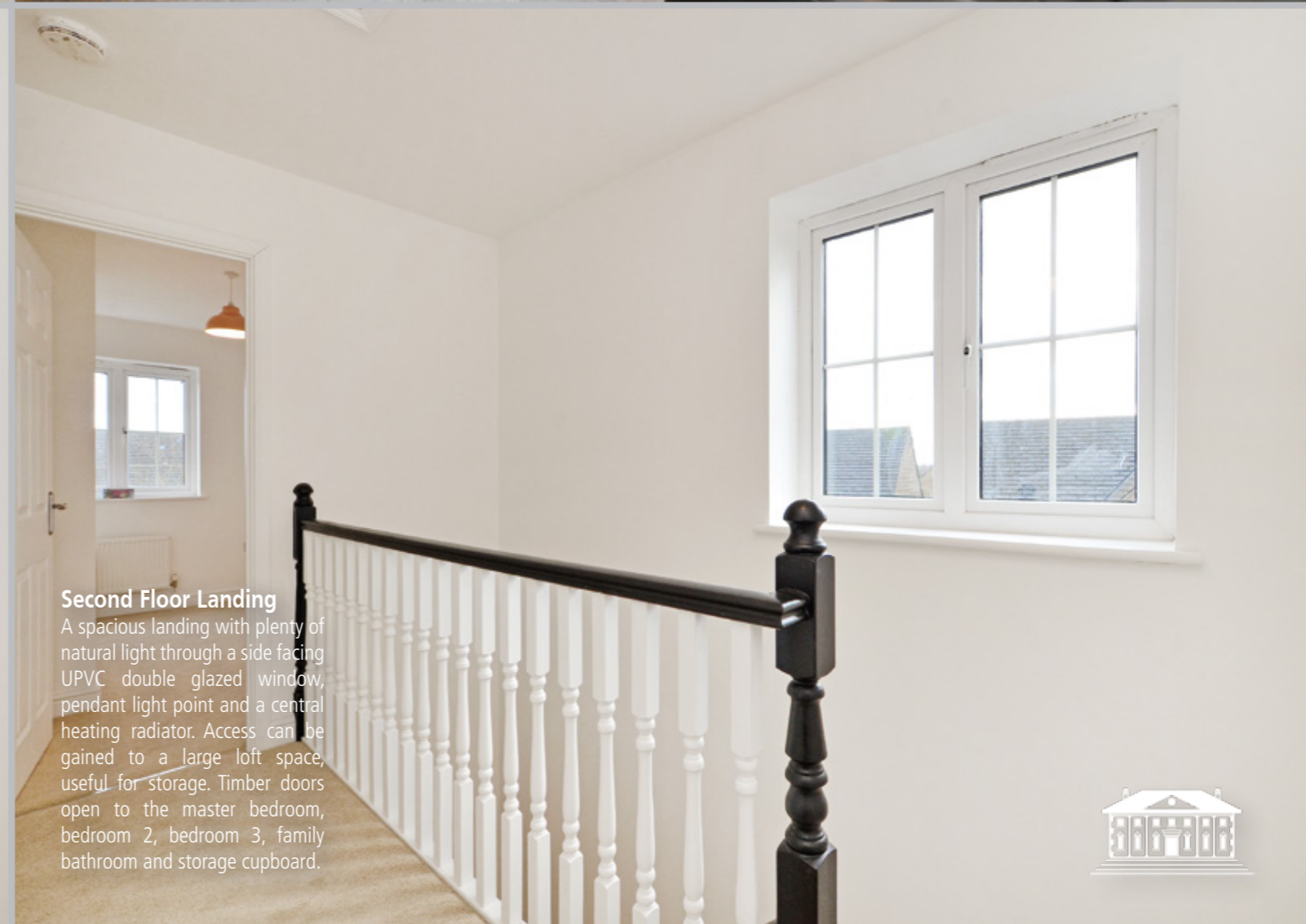
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Having a front facing UPVC double glazed window, pendant light point, central heating radiator and a telephone point.



Second Floor Landing

A spacious landing with plenty of natural light through a side facing UPVC double glazed window, pendant light point and a central heating radiator. Access can be gained to a large loft space, useful for storage. Timber doors open to the master bedroom, bedroom 2, bedroom 3, family bathroom and storage cupboard.



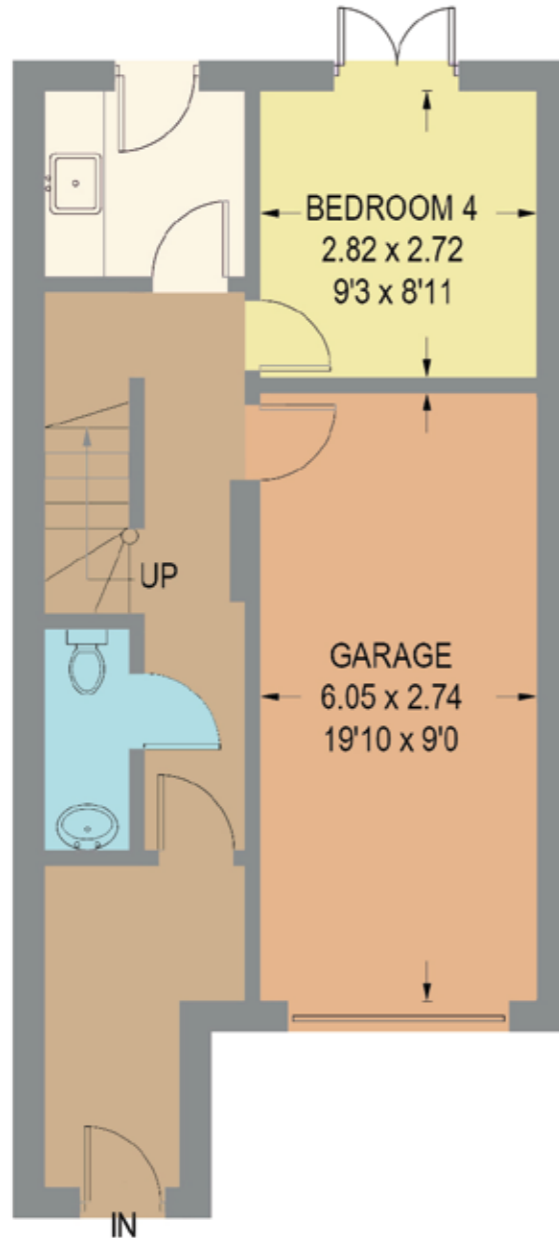
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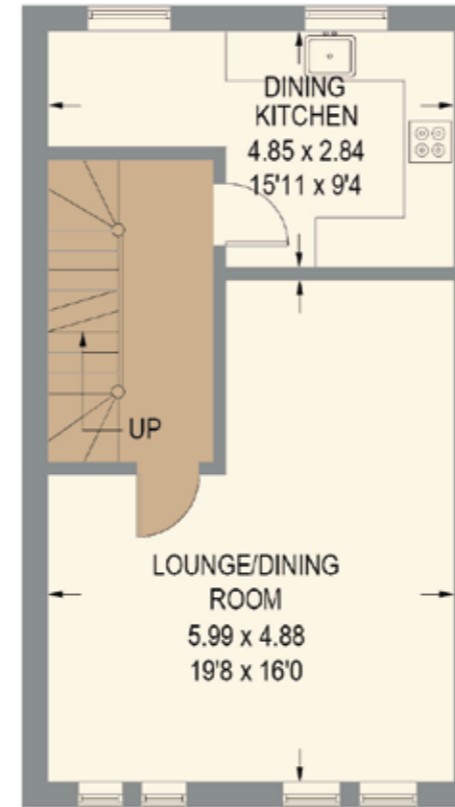




**TOTAL APPROXIMATE FLOOR AREA
1466 SQ.FT. (136.2 SQ.M.)**

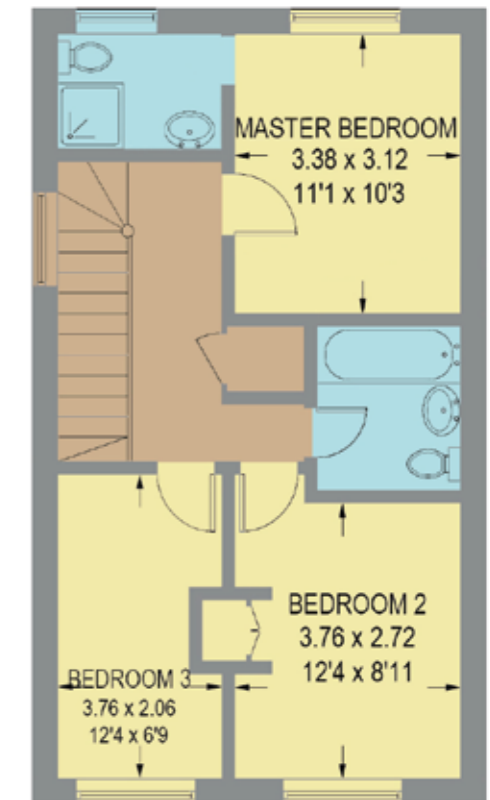


**GROUND FLOOR
APPROXIMATE FLOOR AREA
512 SQ.FT. (47.6 SQ.M.)**



**FIRST FLOOR
APPROXIMATE FLOOR AREA
477 SQ.FT. (44.3 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**SECOND FLOOR
APPROXIMATE FLOOR AREA
477 SQ.FT. (44.3 SQ.M.)**

Exterior and Gardens

To the front of the property, there's a driveway with parking for one vehicle and access can be gained to the integral garage. A stone flagged path with decorative chipping borders, mature tree and exterior lighting leads to the main entrance door.

To the side, a full-height timber gate opens to a stone flagged path leading to the rear.

To the rear, there's a garden with lawned and decorative chipping areas, planting beds with timber sleeper borders, stone flagged seating terrace, exterior lighting and a water tap. The garden is fully enclosed by timber fencing. Access can be gained to the utility room and bedroom 4.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

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24 Kensington Drive

Lodge Moor, Sheffield, South Yorkshire S10 4NF

Offers in the Region of £400,000