

Evans Lee & Co Limited

217 Oakbrook Road

Sheffield S11 7EB

T 0114 230 9644

E info@evanslee.co.uk www.evanslee.co.uk



40b High Street, Sheffield, S20 1EA

Offered for sale is this well proportioned and beautifully presented four bedroomed detached new build family home which is set well back from the road and has high quality fittings throughout. The stylish accommodation is arranged over three floors and is worthy of an internal inspection to fully appreciate what is on offer which includes triple glazing, gas fired combination central heating integral garage with electric door and well presented gardens to both front and rear. Built by a local builder on this site which will be accompanied by two further houses the accommodation comprises; entrance lobby, cloakroom, breakfast kitchen with granite work surfaces and integrated appliances, inner hallway, large sitting room with garden access, integral garage and utility room. To the first floor, three bedrooms and bathroom. To the second floor master bedroom with en suite shower room.

Offers Around £269,950

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The Accommodation Comprises

Composite panelled front entrance door with triple glazed leaded sections opens through into the

Entrance Lobby

With polished porcelain tiled floor, door to the breakfast kitchen and door to the

Cloakroom

With matching polished porcelain tiled floor and suite in white comprising; dual flush W.C and wash hand basin set into a vanity unit. A double panelled central heating radiator and a front facing triple glazed obscured UPVC window.

From the entrance lobby panelled door to the

Contemporary Styled Breakfast Kitchen 4.40 x 2.35 (14'5" x 7'9")

Having ample room for a breakfast table to one end with a double panelled central heating radiator, recess lighting to the ceiling and high level T.V aerial point. To the far end of the kitchen a range of white gloss wall and base units, pelmet lighting drawer units, black granite work tops with inset aggregate 1 & ½ sink and drainer with swan neck mixer tap set beneath a front facing triple glazed UPVC window. Built in fridge freezer, wine fridge and integrated Zanussi appliances which include, electric fan assisted oven and grill, microwave combination oven, 4 ring black glass induction hob with extractor canopy and light set over. High quality polished porcelain tiled floor and panelled door to the

Inner Hallway

Having personal door to the integral garage, a double panelled central heating radiator, staircase with handrail rising to the first floor and door to the

Lovely Sitting Room 4.40 x 3.15 (14'5" x 10'4")

A pleasant and well proportioned reception room and having UPVC triple glazed garden doors with matching sections either side giving access to the self contained garden with paved terrace. T.V aerial point, double panelled central heating radiator and useful under stairs storage cupboard.

From the inner hallway door to the

Integral Garage 5.00 x 2.50 (16'5" x 8'2")

Having electric up and over door, wall mounted Ideal gas fired combination central heating boiler which comes with a 10 year manufacturers warranty, lighting and power. Door to the rear of the garage opens through into the

Utility Room 2.45 x 1.74 (8'0" x 5'9")

Having a range of white gloss wall and base units, work surfaces with stainless steel sink and mixer tap. Plumbing for washing machine, tiled floor, triple glazed UPVC rear window and matching door to the self contained rear garden.

From the inner hallway staircase with handrail rises to the

First Floor Landing

Having staircase with handrail to the second



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floor, useful storage cupboard and doors to all first floor rooms.

Bedroom One 4.40 x 2.33 (14'5" x 7'8")

Having two front facing triple glazed UPVC windows, a double panelled central heating radiator and T.V aerial point.

Bedroom Two 4.96 x 2.42 (16'3" x 7'11")

Having tilt and slide triple glazed Velux windows to the rear and to the front a triple glazed UPVC dormer window, a double panelled central heating radiator, recess lighting to the ceiling and T.V aerial point.

Bedroom Three 2.53 x 2.16 (8'4" x 7'1")

Having a triple glazed UPVC window to the rear, double panelled central heating radiator and T.V aerial point.

Family Bathroom

With contemporary suite in white comprising; wash hand basin into a vanity with adjoining dual flush W.C with concealed cistern and bath. Tiled floor and matching part tiled walls, a rear triple glazed UPVC obscured window, recess lighting to the ceiling, extractor fan and chrome towel rail / radiator.

From the first floor landing staircase with handrail and automatic lights rises to the

Second Floor

Comprising

Master Bedroom 4.62 x 4.40 MAX (15'2" x 14'5" MA X)

Having a front facing triple glazed dormer window and to the rear elevation a triple

glazed tilt and slide Velux window. Double panelled central heating radiator, T.V aerial point and wall mounted bed control light switch. Panelled door to the

En Suite Shower Room

Wash hand basin in white with mixer tap set into a white vanity unit with adjoining dual flush W.C with concealed cistern. Large walk in glazed shower area with chrome thermostatic shower, tiled floor, part tiled walls, extractor fan, LED lighting and a rear triple glazed UPVC obscured window.

Outside

To the front gravelled driveway, landscaped garden with shrubs and bushes, block paved pathway and external lighting.

Side timber gate to the rear garden with large paved entertainment terrace, level lawn and timber fencing and walling to the boundaries providing privacy.

General Remarks

The house is fully triple glazed with a 10 year manufacturers warranty.

The central heating system has a 10 year manufacturers warranty.

The roof has been constructed with TLX gold roof felt.

Fixtures & Fittings

Certain items are available to purchase by separate negotiation with the Vendor.

There is a range of external lighting.

Outside

Contact Evans Lee on (0114) 230 96 44 or info@evanslee.co.uk



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40B HIGH STREET

APPROXIMATE GROSS INTERNAL AREA = 113.9 SQ M / 1226 SQ FT

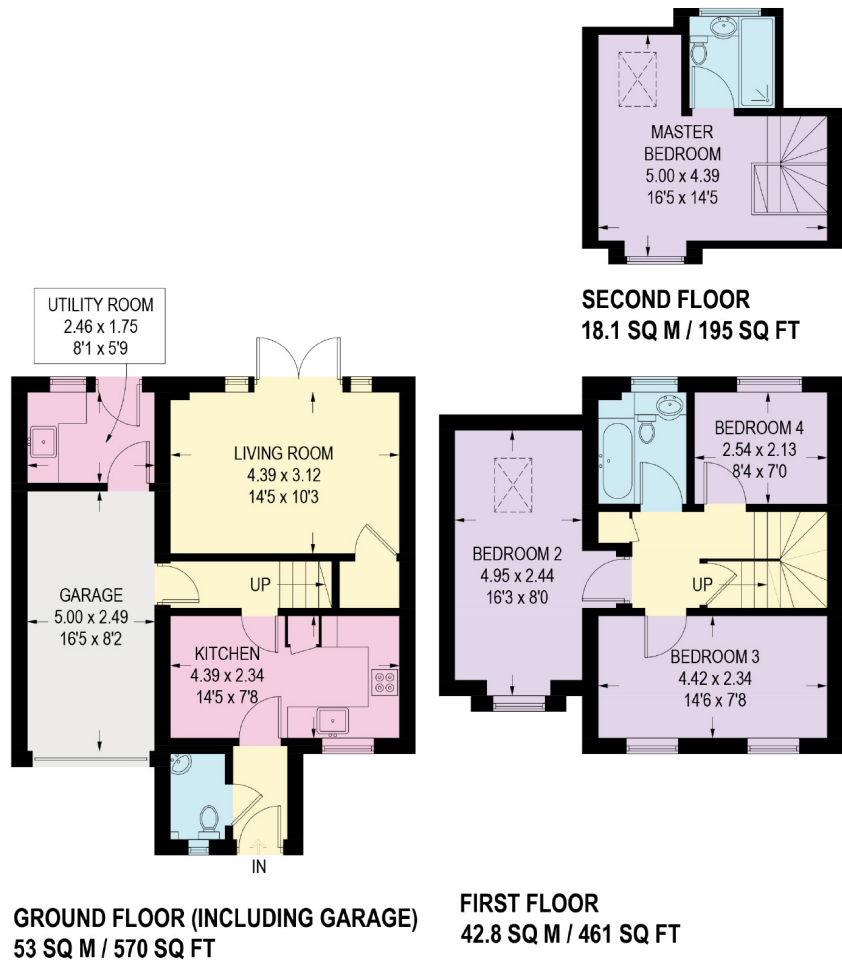
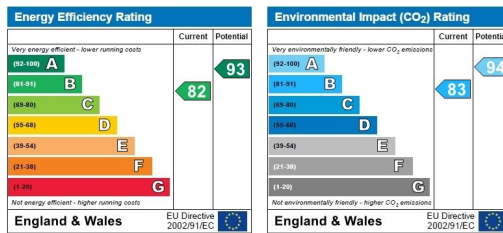


Illustration for identification purposes only, measurements are approximate, not to scale.

Directions



Property Misdescriptions Act

This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.

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