

GROUND FLOOR  
APPROX. FLOOR  
AREA 138 SQ.FT.  
(12.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 61.5 SQ.FT.  
(5.7 SQ.M.)

TOTAL APPROX. FLOOR AREA: 199.5 SQ.FT. (18.3 SQ.M.)  
While every effort has been made to ensure the accuracy of the floor plan, dimensions, measurements, of areas, volumes, items or fixtures there are not guaranteed and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metropen 12/17

## Spring Grove Gardens, Wharncliffe Side, S35

Asking Price £460,000

- FANTASTIC DETACHED FAMILY HOME
- LOUNGE WITH FOLDING DOORS TO FURTHER SITTING AREA
- SUBSTANTIAL REAR GARDEN
- FOUR LARGE DOUBLE BEDROOMS
- OUTSTANDING FAMILY BATH AND SHOWER ROOM
- FREEHOLD - COUNCIL TAX BAND E - £2,772.79
- HEART OF THE HOME KITCHEN DINING ROOM
- OFF ROAD PARKING

## 22 Spring Grove Gardens, Sheffield S35 0EL

**\*\* FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME \*\*** Situated in a quiet cul-de-sac position, this detached property in Wharncliffe Side presents an excellent opportunity for those seeking a spacious family home in a peaceful and highly desirable setting. Offering generous living accommodation, modern features, and convenient off-road parking, this home is sure to appeal to a wide range of buyers. The property boasts a superb bath and shower room, providing a touch of luxury and relaxation, along with four well-proportioned double bedrooms, making it an ideal choice for a growing family. In brief, the accommodation comprises: entrance hallway; lounge with folding doors leading through to a snug sitting room; a large kitchen/dining room; downstairs WC; stairs rising to the first floor; bedroom one with en-suite shower room; three further double bedrooms; and an excellent family bath and shower room. Externally, the property benefits from off-road parking for two vehicles and an extensive tiered rear garden, offering plenty of outdoor space for entertaining and family use.



Council Tax Band: E



### **ENTRANCE HALLWAY**

With the solid wood entrance door opening to the impressive hallway, with; Obscure double glazed side panel; Feature tiled flooring; Central heating radiator; Coving; Ceiling light point; Stairs to the first floor; Solid doors to the downstairs wc, kitchen dining room, lounge and snug;

### **LOUNGE**

This lovely living space has; Beautiful hardwood flooring; Feature coal effect electric fireplace; uPVC double glazed window to the front elevation; Coving; Central heating radiator; Ceiling light point; Bespoke folding doors opening to the snug sitting room;

### **SNUG SITTING ROOM**

A versatile room which could be utilised as a formal dining room if desired. This tranquil sitting room opens up to the rear garden and has; Hardwood flooring; Ceiling light point; Central heating radiator; Coving; uPVC double glazed patio doors, opening to the raised deck entertaining area; Solid door to the kitchen dining room;

### **KITCHEN DINING ROOM**

This lovely family kitchen dining room benefits from; An extensive range of grey wall, base and drawer units; Black roll top work surfaces; Under unit lighting; Breakfast peninsula seating; Brickwork style tiled splash backs; To include the Belling seven ring Farmhouse Range Cooker, with extractor fan above; Integrated Fridge Freezer and Dishwasher; One and a half sink and drainer with mixer tap; Ceiling light points; Feature tiled flooring; Space for large dining table and chairs; Central heating radiator; Two uPVC double glazed windows to the rear elevation and one to the side; Solid door to integrated garage utility storage room;

### **GARAGE UTILITY AND STORAGE AREA**

With; Space and plumbing for a washing machine and further appliances as required; Worktop space; Sink and drainer with mixer tap; Wall mounted boiler; Fitted shelf storage; Ceiling strip light;

### **DOWNSTAIRS WC**

Comprising of; WC; Corner wash basin; Ceiling light point; Extractor fan; Tiled flooring;

### **STAIRS RISING TO THE FIRST FLOOR**

#### **BEDROOM ONE**

A lovely primary bedroom with; Quality Walnut effect click flooring; Built in wardrobe and drawer storage; uPVC double glazed window to the rear elevation; Ceiling light point; Central heating radiator; Solid door to the ensuite shower room;

#### **EN SUITE SHOWER ROOM**

Consisting of; Wash basin; WC; Shower enclosure with wall mounted shower and screen door; Part tiled part painted walls; Cushioned flooring; Central heating radiator; Ceiling light point; Obscured uPVC double glazed window to the side elevation;

#### **BEDROOM TWO**

With; Front facing uPVC double glazed window; Laminate flooring; Central heating radiator; Ceiling light point;

#### **BEDROOM THREE**

Double bedroom three has; Built in wardrobe storage; uPVC double glazed window to the rear elevation views; Laminate flooring; Central heating radiator; Ceiling light point;

#### **BEDROOM FOUR**

The fourth spacious double bedroom has; Quality Walnut effect click flooring; uPVC double glazed window to the rear elevation; Ceiling light point; Central heating radiator;

#### **FAMILY BATH AND SHOWER ROOM**

This luxurious space has many outstanding features and briefly comprises of; Superb 'Loche' freestanding bath with central taps; Double width shower enclosure, with fixed screen door; Floating wash basin; WC set into a tall vanity storage unit; Mirrored wall cabinet with lighting; Tiled walls to the wet areas, with remainder being painted; Feature tiled flooring; Vertical heated towel rail; Obscure double glazed uPVC window to the rear elevation; Ceiling light point; Extractor fan;

#### **LANDING AND STAIRS**

Carpeted stairs rise to the generous first floor landing with; uPVC double glazed window to the front elevation; Loft hatch access; Carpet flooring; Ceiling light point; Double doored landing storage area; Solid doors to the four bedrooms and family bathroom;

## FRONT GARDEN

The area offers off road parking for two cars and has; Mature tree and shrub planting; Portico covered front entrance door; Side gate and path to the rear garden; Fence and hedge borders;

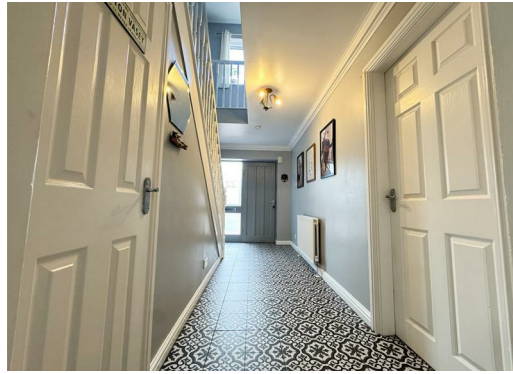
## REAR GARDEN

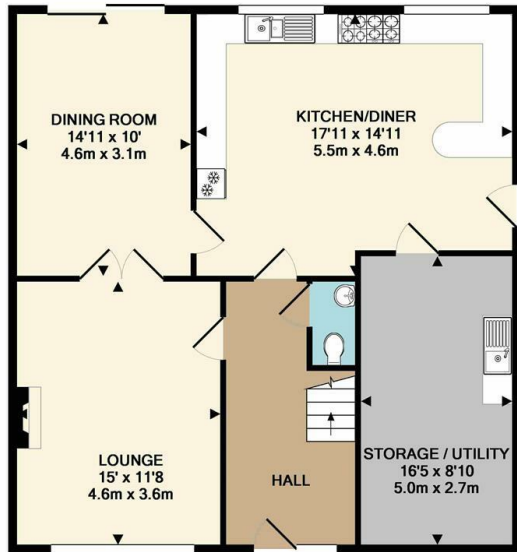
The substantial rear garden has many levels of interest and can be landscaped to the full boundary if desired. With; A raised decked platform from the patio doors, enjoying views throughout the garden; Steps and a further area of decking and lawn; Wooden playhouse set into the trees; Extensive shrubbery and trees surround the sleeper and shingle steps winding down to the bottom area of lawn and including a large stoarge shed; A tall gate then opens up to a further large area of garden which is currently unused. This large established garden is bordered by fence and shrubs.

## DISCLAIMER

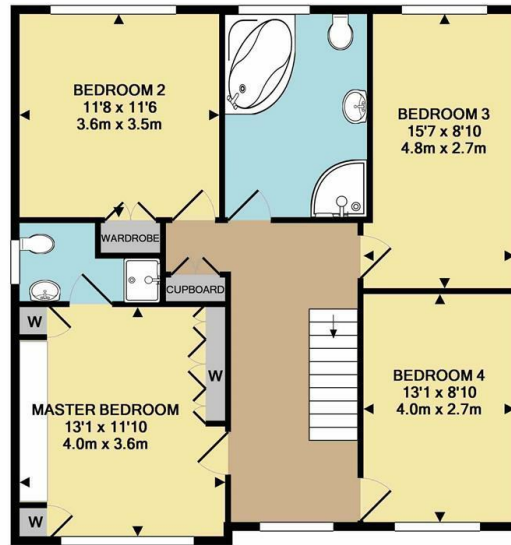
1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







GROUND FLOOR  
APPROX. FLOOR  
AREA 836 SQ.FT.  
(77.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 811 SQ.FT.  
(75.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1647 SQ.FT. (153.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	