

60 ALMS HILL ROAD



BLENHEIM



ALMS HILL
CRESCENT

60 ALMS HILL ROAD IS A MODERN FIVE BEDROOMED DETACHED HOME LOCATED IN A HIGHLY SOUGHT-AFTER AREA OF SHEFFIELD.

Boasting superb living spaces and a pleasant exterior, this property is perfect for a growing family and is close to local amenities.





ENTRANCE HALLWAY

Located on the ground floor are the main living areas, including a snug with double doors opening to the rear and a sizeable lounge.

A well-appointed, contemporary kitchen offers a good space for hosting or entertaining, has multiple integrated appliances and flows into the light-filled dining room. Completing the ground floor is the utility room, WC and garage.

On the first floor are five bedrooms, including a large master bedroom suite and a double bedroom suite with a study. There are an additional two double bedrooms, a further bedroom/office and the family bathroom. Externally, the property has off-road parking to the front and to the rear is a low-maintenance, split-level garden that partially wraps around.

60 Alms Hill Road is located in Parkhead, which is close to the amenities of both Whirlow and Ecclesall Road, offering a variety of shops, supermarkets, public houses, bars and restaurants. Close by are walking trails through Ecclesall Woods and Limb Brook Valley. There are a range of public transport links and popular Peak District locations such as Bakewell and Castleton can be reached in under an hour. Sheffield's City Centre and the Sheffield train station are also just a short distance away.

The property briefly comprises of on the ground floor: Entrance hallway, garage, snug, utility room, WC, lounge, under-stairs storage cupboard, kitchen and dining room.

On the first floor: Landing, bedroom 5/office, bedroom 2, bedroom 2 study, bedroom 2 en-suite shower room, family bathroom, bedroom 4, bedroom 3, storage cupboard, master bedroom, master dressing room and master en-suite shower room.

GROUND FLOOR

A composite door with obscured double glazed panels and a matching side panel opens to the entrance hallway.

Entrance Hallway

Having recessed lighting, central heating radiator and LVT flooring. Doors open to the single garage, snug, utility room, lounge, under-stairs storage cupboard and kitchen.

Garage

17'7 x 9'0 (5.35m x 2.74m)

Having an electric shutter door, strip lighting and power. There is the provision for a fridge freezer. Also housing the boiler and hot water cylinder.

Snug

16'10 x 8'4 (5.13m x 2.53m)

A good-sized snug with recessed lighting, central heating radiator, TV/aerial point and LVT flooring. Double UPVC doors with double glazed panels open to the rear of the property.

Utility Room

Having recessed lighting and tiled flooring. There is a work surface with upstands and the provision for a washing machine/tumble dryer. A timber door opens to the WC.

WC

With a rear facing UPVC double glazed obscured window, recessed lighting, partially tiled walls, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Lounge

22'10 x 20'10 (6.96m x 6.35m)

A sizeable lounge having front and side facing UPVC double glazed windows, flush light points, central heating radiator, air conditioning unit, TV/aerial point and LVT flooring. There is a wall with an inset electric fireplace.

Under-Stairs Storage Cupboard

A useful area for storage.

Kitchen

10'10 x 10'3 (3.30m x 3.12m)

A well-appointed kitchen with rear and side facing UPVC double glazed windows, recessed lighting, air conditioning unit and tiled flooring. A range of fitted base/wall and drawer units incorporate a Quartz work surface, upstands and an inset 1.0 bowl stainless steel sink with a chrome Quooker tap. Appliances include two Neff ovens, a Neff five-ring induction hob and a Neff extractor hood. A separate central island has a matching work surface, Capel wine cooler and a wireless charging point. There is a separate work surface with base units and a glazed cabinet above. A UPVC door with a double glazed panel and a matching side panel opens to the rear of the property.

Dining Room

14'7 x 11'5 (4.45m x 3.49m)

Having side and rear facing UPVC double glazed windows, recessed lighting and tiled flooring. There is a work surface with base units and a glazed cabinet above. A UPVC door with a double glazed panel and a matching side panel opens to the rear of the property.

From the entrance hallway, a staircase with a timber handrail and balustrading rises to the first floor.



ENTRANCE HALLWAY



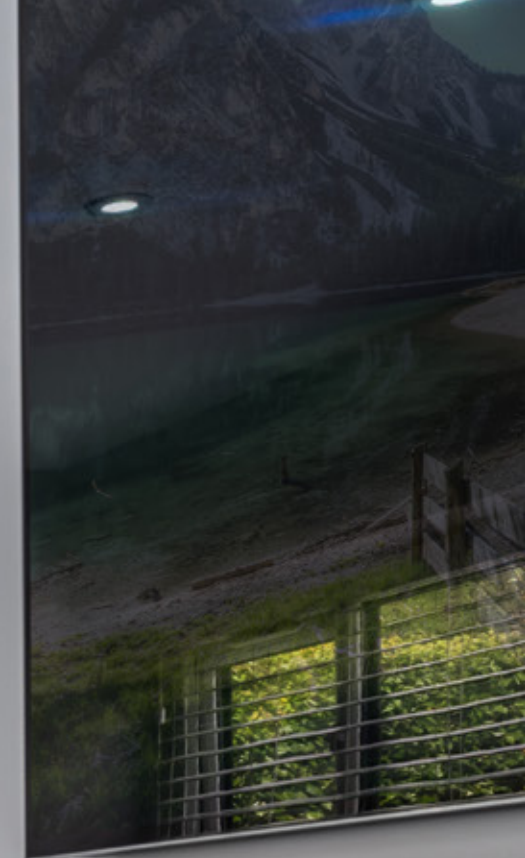
ENTRANCE HALLWAY



LOUNGE



KITCHEN





LOUNGE



DINING ROOM



LOUNGE



DINING ROOM



FIRST FLOOR

Landing

Having recessed lighting, air conditioning and a central heating radiator. Access can be gained to loft storage. Timber doors open to bedroom 5/office, bedroom 2, family bathroom, bedroom 4, storage cupboard and master bedroom.

Bedroom 5/Office

10'7 x 7'5 (3.22m x 2.27m)

With a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes shelving.

Bedroom 2

11'11 x 11'1 (3.64m x 3.38m)

A double bedroom having a rear facing UPVC double glazed window, recessed lighting, air conditioning and a central heating radiator. Fitted furniture includes long hanging and shelving. An opening gives access to the bedroom 2 study.

Bedroom 2 Study

6'7 x 4'11 (2.00m x 1.50m)

With a rear facing UPVC double glazed window and recessed lighting. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having a rear facing UPVC double glazed obscured window, recessed lighting and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a rain head shower, additional hand shower facility and a glazed screen/door.

Family Bathroom

Being fully tiled with a side facing UPVC double glazed obscured window, extractor fan, recessed lighting, and a chrome heated towel rail. There is a suite in white comprising a low-level WC and a wash hand basin with a

chrome mixer tap and storage beneath. To one corner is a panelled bath with a chrome mixer tap, fitted shower, additional hand shower facility and a glazed screen.

Bedroom 4

11'6 x 10'2 (3.50m x 3.10m)

A further double bedroom having a front facing UPVC double glazed window, recessed lighting, air conditioning and a central heating radiator. Fitted furniture includes short hanging and shelving. A timber door opens to bedroom 3.

Storage Cupboard

A useful area for storage.

Bedroom 3

11'6 x 10'5 (3.50m x 3.17m)

Another double bedroom with a front facing UPVC double glazed window, recessed lighting and a central heating radiator.

Master Bedroom

14'4 x 13'11 (4.36m x 4.25m)

A large double bedroom having a front facing UPVC double glazed window, recessed lighting, air conditioning and a central heating radiator. Timber doors open to the master dressing room and master en-suite shower room.

Master Dressing Room

With recessed lighting. Fitted furniture includes shelving and short hanging.

Master En-Suite Shower Room

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and two wash hand basins with chrome mixer taps. There is a separate shower enclosure with a rainhead shower, an additional hand shower facility and a glazed screen/door.



LANDING



MASTER EN-SUITE SHOWER ROOM



MASTER BEDROOM



BEDROOM 3



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



FAMILY BATHROOM



BEDROOM 4

EXTERIOR & GARDENS

To the front of the property is exterior lighting, external power points and an electric vehicle charging point. There is off road parking for multiple vehicles on a block paved drive. A rolling shutter door opens to the garage and access can be gained to the main entrance door.

To the right-hand side, a timber gate opens to a path that continues to the rear.

To the rear there is exterior lighting, external power, a water tap and a stone flagged patio where access can be gained to the snug and dining kitchen. Two steps rise to an Astro-turf lawn that wraps around to the left-hand side of the property. The garden is enclosed by mature hedging and timber fencing.







GROUND FLOOR

Ground Floor Approximate Floor Area:
1035 SQ.FT. (96.2 SQ.M)

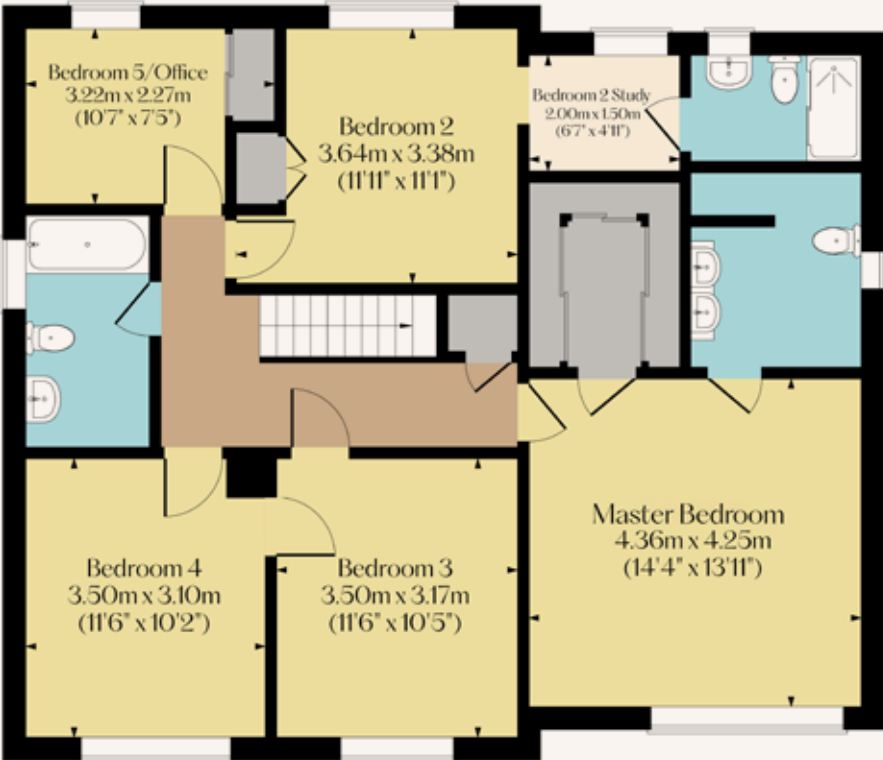
Garage Approximate Floor Area:
157 SQ.FT. (14.6 SQ.M)



FIRST FLOOR

Total Approximate Floor Area (Including Garage):
2225 SQ.FT. (206.8 SQ.M)

First Floor Approximate Floor Area:
1033 SQ.FT. (96.0 SQ.M)



BEDROOMS 5	BATHROOMS 3
LIVING ROOMS 3	SQFT 2225
TENURE Freehold	COUNCIL TAX E

Services

Mains electricity, mains water, mains gas and mains drainage. There is broadband and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

The flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. 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.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		81
55–68	D	71	
39–54	E		
21–38	F		
01–20	G		

60 ALMS HILL ROAD

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Viewing strictly by appointment with
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