22 KING EDWARDS



BLENHEIM

WELCOME TO 22 KING EDWARDS, A FABULOUS THREE BEDROOMED HOME THAT IS IDEAL FOR A WIDE VARIETY OF PURCHASERS AND IS LOCATED IN A SOUGHT-AFTER AREA.

This gorgeous property showcases fabulous living spaces, is brimming with character features and is well-positioned for local amenities and walking trails.





INNER HALLWAY

On the ground floor is an immaculate, light-filled lounge featuring a fireplace and French doors opening to the rear of the property.

On the ground floor is an immaculate, light-filled lounge featuring a fireplace and French doors opening to the rear of the property. The kitchen has a variety of integrated appliances and the office provides a great space for remote working. Also on the ground floor is a double bedroom and a separate WC. The first floor houses two additional bedrooms, including a sizeable master bedroom with a modern en-suite shower room, a further double bedroom and the family bathroom. Both bedrooms have wonderful views of the gardens, Rivelin Valley and local countryside. Externally, there is a garage belonging to the property and to the rear is a beautiful shared garden with a patio and far-reaching views. Within the landscaped communal grounds is a gymnasium, tennis court and bike storage.

22 King Edwards has good access to all of the local amenities of Stannington and Rivelin including shops, cafes, restaurants and public houses. Walking trails through Rivelin Valley, woodland and Rivelin Reservoir are easily reachable from Rivelin Valley Road. Local transport is available from Rivelin Valley Road and there is excellent schooling nearby. Sheffield's city centre is reachable within 15 minutes and the Peak District National Park is conveniently accessible, as are journeys to Manchester and Leeds.

The property briefly comprises of on the ground floor: Entrance hallway, office, WC, inner hallway, bedroom 3, kitchen, store and lounge.

On the first floor: Landing, storage cupboard, bedroom 2, master bedroom, master en-suite shower room and family bathroom.

Outbuildings: Garage.

GROUND FLOOR

A timber door with a glazed panel above opens to the entrance hallway.

Entrance Hallway

With a coved ceiling, pendant light point, central heating radiator with a decorative cover and oak flooring. Timber doors open to the office and WC and an opening gives access to the inner hallway.

Office

9'6 x 7'7 (2.90m x 2.30m)

Having front and rear facing timber glazed sash windows, coved ceiling, pendant light point, central heating radiator and oak flooring.

WC

With a rear facing timber partially obscured glazed sash window, pendant light point, partially tiled walls, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps.

Inner Hallway

A large inner hallway with a coved ceiling, recessed lighting and a central heating radiator with a decorative cover. Timber doors open to bedroom 3, the kitchen and store and timber double doors open to the lounge.

Bedroom 3

13'9 x 7'10 (4.20m x 2.40m)

A good-sized double bedroom with a front facing timber double glazed sash window, coved ceiling, pendant light point and a central heating radiator.

Kitchen

15'1 x 13'9 (4.60m x 4.20m)

Being well-appointed with front facing timber double glazed sash windows, coved ceiling, recessed lighting, pendant light points, central heating radiator and tiled flooring. A range of fitted base/wall and drawer units incorporate a granite work surface, under-counter lighting and an inset 1.5 bowl, stainless steel sink with a chrome mixer tap. Appliances include a Rangemaster cooker with a five-ring gas hob, extractor hood, full-height fridge/freezer, a separate freezer and a dishwasher. A cupboard houses the boiler that has been installed within the last three years.

Store

Having a flush light point.

Lounge

21'4 x 20'4 (6.50m x 6.20m)

A light-filled lounge with side facing timber glazed sash windows, a rear facing timber glazed panel, coved ceiling, pendant light points with decorative ceiling roses and central heating radiators with decorative covers. The focal point of the room is the decorative cast-iron fireplace with a stone surround, mantel and marble hearth. Double French doors with glazed panels open to the rear of the property.

From the inner hallway, a staircase with a timber handrail rises to the:



OFFICE



OFFICE

KITCHEN



LOUNGE



LOUNGE



LOUNGE



LOUNGE



LOUNGE

BEDROOM 3

FIRST FLOOR

Landing

Having a front facing timber glazed sash window, coved ceiling and a pendant light point. Timber doors open to the storage cupboard, bedroom 2, master bedroom and the family bathroom.

Storage Cupboard

With a flush light point and shelving. Also having the provision for a tumble dryer.

Bedroom 2

12'2 x 8'10 (3.70m x 2.70m)

A double bedroom with excellent views that has a rear facing timber double glazed sash window, pendant light point, central heating radiator and a TV/aerial point.

Master Bedroom

12'10 x 12'6 (3.90m x 3.80m)

A further double bedroom that also has fabulous views with a rear facing timber double glazed sash window, pendant light point and a central heating radiator. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

With a Velux roof window, recessed lighting, extractor fan, partially tiled walls, a shaver point and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and an illuminated vanity mirror above. To one wall is a separate shower enclosure with a fitted shower and a glazed screen.

Family Bathroom

With a front facing timber double glazed sash window, recessed lighting, extractor fan, partially tiled walls, shaver point and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with traditional chrome taps and a vanity mirror above. To one corner is a panelled bath with traditional chrome taps, a fitted shower and a glazed screen.



LOUNGE

MASTER BEDROOM



BEDROOM 2



FAMILY BATHROOM

EXTERIOR & GARDENS

To the front of the property there is an allocated parking space and exterior lighting. Access can be gained to the main entrance door.

Opposite the home is a garage belonging to the property.

Garage

18'1 x 9'2 (5.50m x 2.80m)

With an up-and-over door, light and power.

To the rear of the property there is an external power point and a stone flagged patio belonging to the property. Access can be gained to the lounge. Beyond the patio is a shared garden, mainly laid to lawn with a variety of plants, trees and is bordered by mature hedging.











COMMUNAL GROUNDS, TENNIS COURT & GYMNASIUM





GROUND FLOOR

Total Approximate Floor Area (Including Garage)
1642 SQ.FT. (152.5 SQ.M)

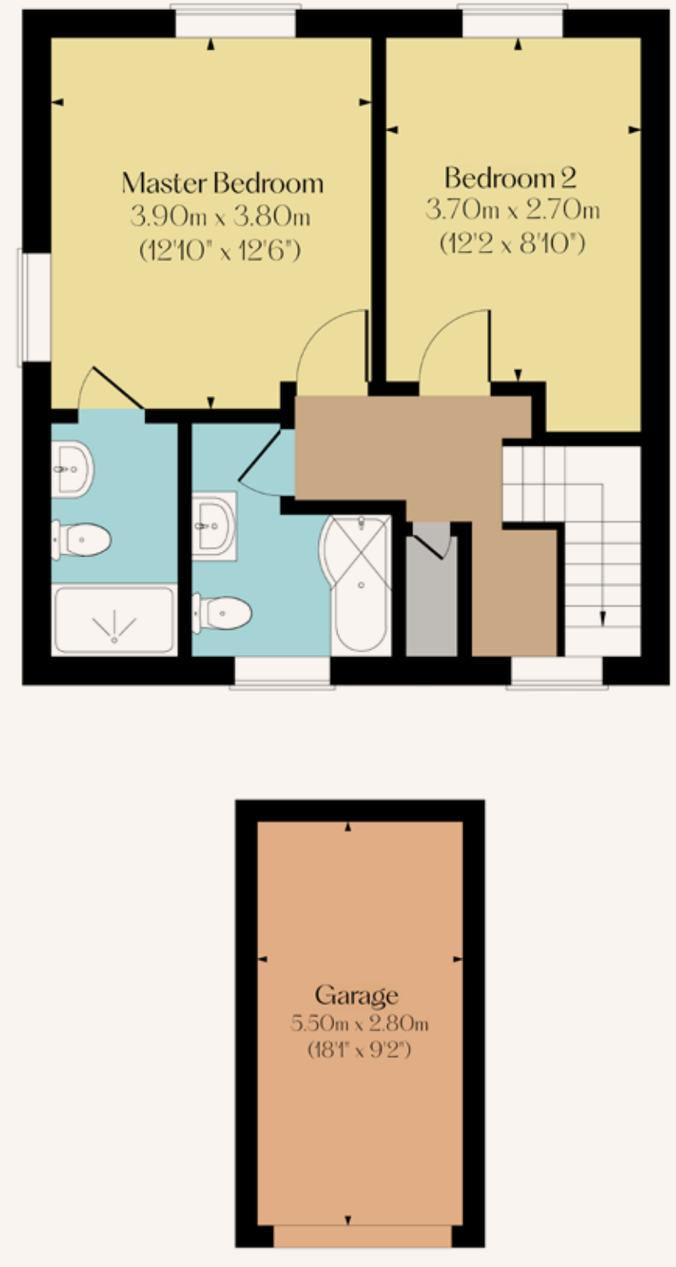
Ground Floor Approximate Floor Area:
1042 SQ.FT. (96.8 SQ.M)



FIRST FLOOR/ GARAGE

First Floor Approximate Floor Area:
434 SQ.FT. (40.3 SQ.M)

Garage Approximate Floor Area:
166 SQ.FT. (15.4 SQ.M)



BEDROOMS 3	BATHROOMS 2
LIVING ROOMS 2	SQFT (INCLUDING GARAGE) 1,642
TENURE Freehold	COUNCIL TAX F

Services

Mains gas, mains electric, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There are no covenants, easements or wayleaves. The flood risk for this property can be checked via the government flood risk checker.

Tenure Details

The ground rent is £234.88, which is paid in two instalments of £117.94 twice per year. The service charge is £5,138.90 per annum (£428.24 per month), and it includes maintenance of the external building and all communal areas, including window frames, building insurance, grounds maintenance and the maintenance and usage of the gym and tennis court. There are 973 years remaining on the lease.

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.

22 KING EDWARDS

Rivelin, Sheffield, South Yorkshire
S6 5SQ

Asking Price
£575,000

Viewing strictly by appointment with our consultant on: 0114 358 2020

blenheim.co.uk



BLENHEIM

HOMES THAT
move YOU

blenheim.co.uk