



## Don Avenue, Wharncliffe Side, S35

Asking Price £490,000

- BEAUTIFUL DETACHED HOME
- GORGEOUS ELEVATED VIEWS
- POPULAR AREA
- LEASEHOLD WITH 94 YEARS REMAINING
- SPACIOUS FOUR BEDROOM PROPERTY
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- GREAT TRANSPORT LINKS
- OPEN PLAN FAMILY ROOM
- TURN KEY PROPERTY
- COUNCIL TAX BAND E - £2,778



# 55 Don Avenue, Sheffield S35 0BZ

**\*\* STYLISHLY PRESENTED THROUGHOUT \*\* GORGEOUS ELEVATED WOODLAND VIEWS \*\*** This superb family home is located on a quiet Wharncliffe Side cul de sac, on the fringe of excellent woodland walks and the local village amenities. Set in an elevated position enjoying far reaching views from the rear aspect. With four generous bedrooms, ample reception rooms and off road parking for multiple vehicles this is an ideal home for the growing family. Briefly comprising of; Entrance hallway; Lounge; Snug; Office area; Downstairs wc; Stairs to the lower level; Open Plan breakfast kitchen, dining and sitting room, with bifold door opening to the rear garden; Stairs to first floor; Bedroom one with en suite shower room; Three further bedrooms; Family bathroom; Garage; Drive; Front and rear gardens;



Council Tax Band: E



### **ENTRANCE HALLWAY**

Accessed via a part obscure glazed entrance door into the welcoming hallway with; An obscure glazed uPVC double glazed window to the front elevation; Wood effect flooring; Ceiling light point; Central heating radiator; Solid double doors into the lounge; Solid doors to the office space and the downstairs wc; Stairs rising to the first floor;

### **LOUNGE**

This generous family living space has; Feature fireplace with a coal effect fire; Carpet flooring; uPVC double glazed bay window to the front elevation casting lots of natural light into the space; Ceiling light point; Central heating radiator; Solid double doors into the snug;

### **SNUG**

This cosy rear facing room is ideal for chilling out in the evenings, with; uPVC double glazed window; Ceiling light point; Central heating radiator; Wood effect flooring; Solid door to the office area;

### **OFFICE**

This unique space can be tailored to fit the purchasers needs. Currently being utilised as an office, with; Two uPVC double glazed windows to the rear with elevated views of the surrounding woodland; Wood effect flooring; Ceiling light points; Central heating radiator; Stairs leading down to the lower level;

### **DOWNSTAIRS WC**

Having; Wash basin set into vanity storage unit; WC; Part tiled walls; Vertical heated towel rail; Tiled flooring; Ceiling light point; Half brickwork style tiled walls;

### **STAIRS DOWN TO THE LOWER LEVEL**

### **OPEN PLAN FAMILY ROOM**

A beautiful open plan family living space with lots of natural light shining in;

### **BREAKFAST KITCHEN**

Comprising of; Cream wall base and drawer units with solid wood worktops; Under Unit lighting; Part tiled walls; A large breakfast Island offering a good amount of seating and having under unit storage; Double Belfast sink with mixer tap; Space for a Rangemaster cooker; Extractor hood above; Integrated dishwasher; Space and plumbing for an upright fridge freezer and a washing machine; Wood effect flooring; Recessed ceiling spotlights;

### **DINING AREA**

With; Space for a large table and chairs; Solid door to the under stairs storage cupboard; Wood effect flooring; Central heating radiator; Recessed ceiling spotlights;

### **SEATING AREA**

Having; Space for a sofa and chairs; Bifold doors into the rear garden with gorgeous views of the woodland beyond; Working log burner; Two uPVC double glazed window to the rear elevation; Three roof lights; One uPVC double glazed window to the side elevation; Central heating radiator; Wood effect flooring; Recessed ceiling spotlights;

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

### **BEDROOM ONE**

This spacious primary bedroom has many outstanding features, with; Two uPVC double glazed windows to the front elevation; Built in wardrobe storage; Carpet flooring; Ceiling light point; Central heating radiator; Solid door to the ensuite;

### **ENSUITE SHOWER ROOM**

Having; Tiled flooring; Low level wc with push button flush; Wash basin set into vanity storage unit; Walk in shower with wall mounted shower and screen door; Part tiled walls; Extractor fan; Vertical heated towel rail; Obscure double glazed uPVC window to the front elevation;

### **BEDROOM TWO**

A good sized room with; uPVC double glazed window to the rear elevation; Solid door to a storage cupboard; Central heating radiator; Ceiling light point; Wood effect flooring;

### **BEDROOM THREE**

Another double bedroom with; uPVC double glazed window to the rear elevation; Solid door to a storage cupboard; Central heating radiator; Ceiling light point; Carpet flooring;

### **BEDROOM FOUR**

Comprising of; uPVC double glazed window to the rear elevation; Solid door to a storage cupboard; Central heating radiator; Ceiling light point; Wood effect flooring;

### **FAMILY BATHROOM**

Fitted with a white suite consisting of; Wash basin; WC; Panelled bath with wall mounted electric power shower and side screen door; Tiled flooring; Part tiled walls; Vertical heated towel rail; Recessed ceiling spotlights; Extractor fan; Obscure uPVC double glazed window to the front elevation; Ceiling light point;

### **FIRST FLOOR LANDING AND STAIRS**

With; Carpet flooring; Ceiling light point; Solid doors to the four bedrooms, the family bathroom and a storage cupboard; Loft hatch access;

### **GARAGE**

Power and lighting;



### **PARKING**

Paved area to the front of the property with off road parking space for multiple vehicles;

### **FRONT GARDEN**

The area is laid to lawn with mature planting and hedge borders;

### **REAR GARDEN**

A private raised decked seating area leads directly from the house and has wooden balustrades offering views over the garden and beyond; A further seating area with a storage shed and a side gate leading to the front of the property; Stairs down lead to a lawn area with mature shrubs and planting; Fence borders surround;

### **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.

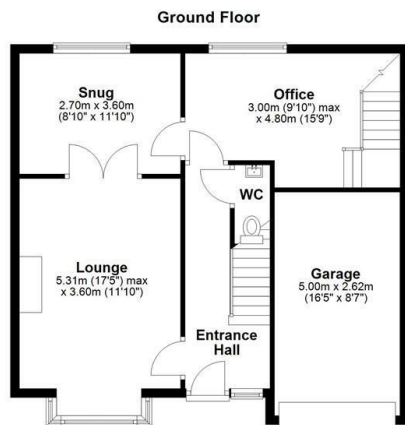
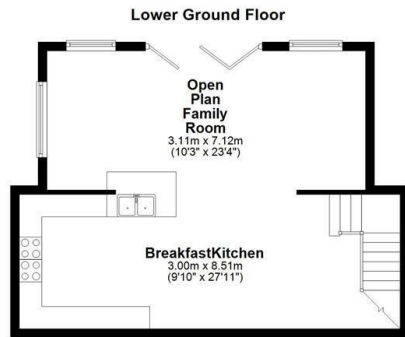
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.



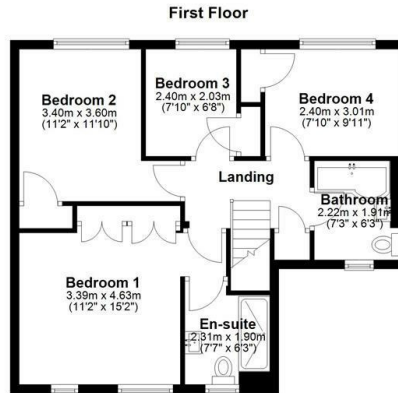








3 Bedroom Semi Detached House  
Plan produced using PlanUp.



## Directions

## Viewings

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

## Council Tax Band

E

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