



Don Avenue, Wharncliffe Side, S35

Asking Price £425,000

- MUCH LOVED THREE/ FOUR DETACHED BEDROOM PROPERTY
- GATED SIDE PARKING FOR CARAVAN/ MOBILE HOME
- BEDROOM ONE WITH DRESSING AREA AND EN SUITE
- TASTEFULLY PRESENTED THROUGHOUT
- GARAGE AND FURTHER PARKING FOR SEVERAL VEHICLES
- COUNCIL TAX BAND D - £2,268.65
- SPACIOUS CORNER PLOT - CUL DE SAC POSITION
- LARGER THAN AVERAGE REAR GARDEN
- LEASEHOLD WITH 93 YEARS REMAINING

Don Avenue, Wharncliffe Side, S35

**** FANTASTIC THREE BEDROOM DETACHED FAMILY HOME ** EXTENSIVE REAR GARDEN **** Set in a substantial plot and tucked away in a quiet corner of this lovely cul de sac. Benefitting from a triple width drive with secure gates opening to a large side parking area, an ideal space for a caravan or mobile home. The rear garden is a real entertaining space, positioned to enjoy full sun throughout the day and evening. This much loved family home briefly comprises of; Welcoming entrance hallway; Lounge dining room; Breakfast kitchen; Downstairs WC; Stairs rising to the first floor; Primary bedroom with dressing area and en suite; Bedroom two with dressing area; Double bedroom three; Family shower room; Integral garage; Parking for numerous vehicles; Superb rear garden;



Council Tax Band: D



ENTRANCE HALLWAY

A composite entrance door opens to the welcoming hallway, with; Ceiling light point; Coving; Central heating radiator; Carpet flooring; Stairs rising to the first floor; Solid doors to the downstairs WC and to the lounge dining room;

LOUNGE

A most comfortable and light lounge area, having; Feature fireplace; Georgian style uPVC double glazed window to the front elevation; Ceiling light point, set into a ceiling rose; Coving; Part obscure glazed internal door to the kitchen breakfast room; Open arch to the dining area;

DINING ROOM

Having; Carpet flooring; Georgian style uPVC window to the rear elevation; Ceiling light point, set into a ceiling rose; Coving; Wall light points;

KITCHEN BREAKFAST ROOM

This great family living space consists of; White wall, base and drawer kitchen units; Quartz effect worktops; One and a half sink and drainer, with mixer tap; Set beneath a Georgian style uPVC double glazed window, looking out to the rear garden; Integrated oven, four ring induction hob and extractor hood above; Integrated dishwasher; Brickwork style tiled splashbacks; Space for upright fridge freezer; Solid door to under stairs storage area; Ceiling light point; Tiled flooring; A kitchen peninsula with storage beneath; Open through to the breakfast area, with; A continuation of the kitchen units and worktop to one wall; A second Georgian style uPVC double glazed window, with great views; Ceiling light point; Central heating radiator; Space for table and chairs; Solid door to the integral garage, with utility area; Half obscure glazed uPVC door to the rear elevation;

DOWNSTAIRS WC

Comprising of; WC; Wash basin set into a vanity storage unit; Obscure double glazed window to the side elevation; Tiled flooring and part tiled walls; Ceiling light point; Central heating radiator;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

This lovely bedroom suite has; Built in wardrobe storage; Carpet flooring; Central heating radiator; Ceiling light point; Georgian style uPVC double glazed rear facing window, framing amazing views; Open arch to the dressing area, with; Mirror doored wardrobe storage to two walls; Recessed ceiling spotlights; A further rear facing window; Central heating radiator; Carpet flooring; A solid door opens to the en suite shower room;

EN SUITE SHOWER ROOM

With; Double width shower enclosure; Vanity storage unit with WC and wash basin; Mirrored wall cabinet; Vertical heated towel rail; Recessed ceiling spotlights; Extractor fan; Tiled floor and part tiled walls;

BEDROOM TWO

Converted by the current owners to merge bedroom two with the fourth bedroom, to create this lovely guest room with dressing area. Consisting of; Dual aspect Georgian style uPVC double glazed windows, to the front and the rear elevations; Mirror doored wardrobe storage to two sides of the dressing area; Dressing table seating space; Carpet flooring; Two central heating radiators; Two ceiling light points;

BEDROOM THREE

A further double bedroom, having; Built in wardrobes, and a walk in storage cupboard; Carpet flooring; Ceiling light point; Central heating radiator; Georgian style uPVC double glazed window to the front elevation;

FAMILY SHOWER ROOM

Fitted with; A spacious full width shower enclosure to one wall, with sliding screen doors; A WC and wash basin, set into a vanity storage unit; Vertical heated towel rail; Wood effect vinyl flooring; Ceiling light point; Extractor fan; Predominantly tiled walls; Georgian style uPVC double glazed window to the front elevation;

LANDING AND STAIRS

With; Carpet flooring; Spindle balustrade; Loft hatch access; Ceiling light point; Solid doors to all rooms;

INTEGRAL GARAGE

With; Electric door; Utility area with space and plumbing for appliances; Wall mounted boiler; Power and lighting; Solid door to the breakfast kitchen;

GATED SIDE DRIVE

Having tall double gates opening to this great sized parking area, perfect for securely storing a car, caravan or mobile home.

DRIVE

Allowing parking for multiple vehicles.

REAR GARDEN

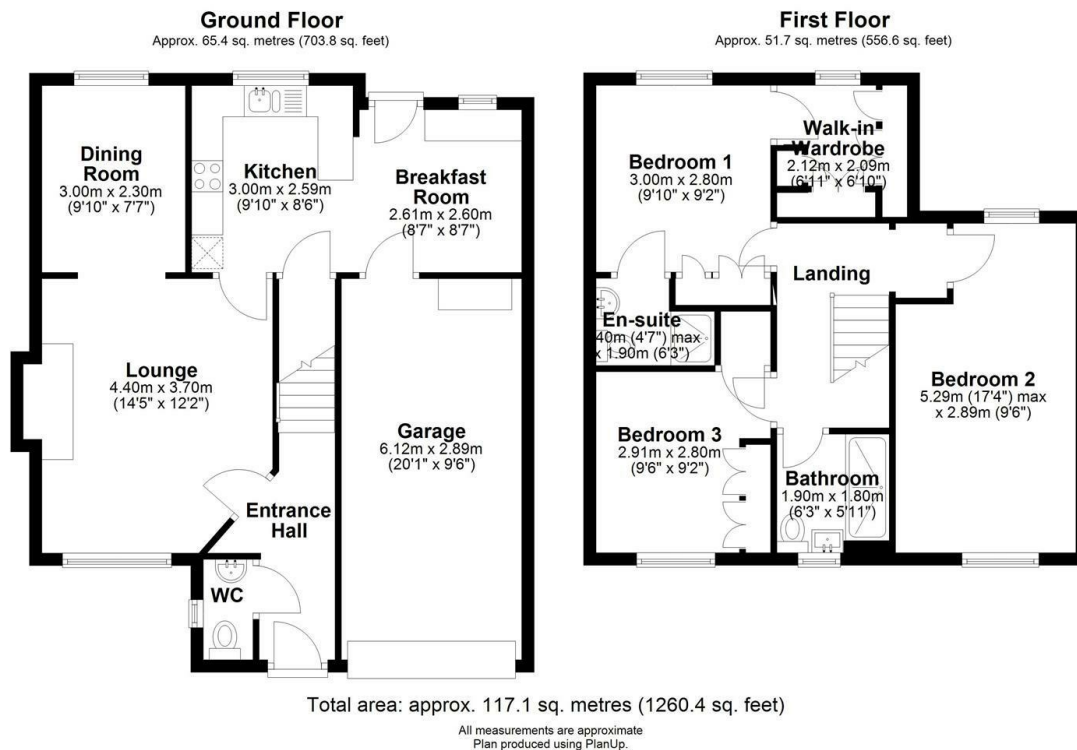
This private unoverlooked garden must be seen to appreciate the area on offer. Spacious in design with various levels of decking, artificial turf, lawn and planting. The garden enjoys full sunshine from morning until night and benefits from a large storage outhouse, a separate summer house and a shed. With entertaining areas winding down through the garden in abundance, this great party space has it all. Mature tree and shrub planting is interspersed throughout. With power lighting and water supply.

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.
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Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC