



- Detached Family Home
- Four Double Bedrooms
- Well Presented Accommodation
- Popular Area

18 Damasel Close, Wharnccliffe Side, Sheffield, SouthYorkshire, S35 0EJ

Offers In Region Of £399,950

Located in the ever popular residential area Wharnccliffe Side is this beautifully presented four bedroomed, two bathroom detached split level family home. Being situated on the edge of open countryside and backing onto parkland makes this property ideal for families who love the outdoors, yet with its proximity to major road networks to the north of Sheffield, a relatively easy access to Hillsborough's Supertram hub and the city centre, there are also major benefits for commuters. The property is extremely well presented throughout, with stylish John Lewis Kitchen, contemporary Wet Room UPVC double glazing and Gas Central Heating. Outside sees lovingly maintained gardens and off road parking. Properties like this do not come onto the market very often and viewings are highly recommended.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

A light, bright reception area providing access to all floors of this fine property. Having a UPVC double glazed entrance door with complimentary side panel both with leaded and stained inlaid panels, laminate wood flooring and a central heating radiator.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising of a low flush WC and wash hand basin. There are ceramic tiles to the walls and side facing UPVC double glazed window.

BREAKFASTING KITCHEN

9' 10" x 16' 5" (3.01m x 5.02m)

This John Lewis kitchen is fitted with a comprehensive range of cream 'Shaker' style units above and below roll top work surfaces. Incorporated within is a single drainer, single bowl Franke composite sink with mixer tap, a four ring gas hob with stainless steel splash back and stainless steel extractor chimney above, single electric oven, combination microwave oven, integrated fridge freezer and additional integrated freezer. There is also space and plumbing available for both a washing machine and dishwasher. The kitchen area also benefits from complimentary up stands and a front facing UPVC double glazed window which overlooks the front garden. The dining area benefits from a central heating radiator and rear facing UPVC double glazed windows with lovely views. There is also Karndean flooring.

SIDE LOBBY

This is a useful area providing storage potential and also space in which to take off muddy boots and wet jackets after walks in the surrounding countryside. Having UPVC double glaze windows and door and tiled floor.

DINING ROOM

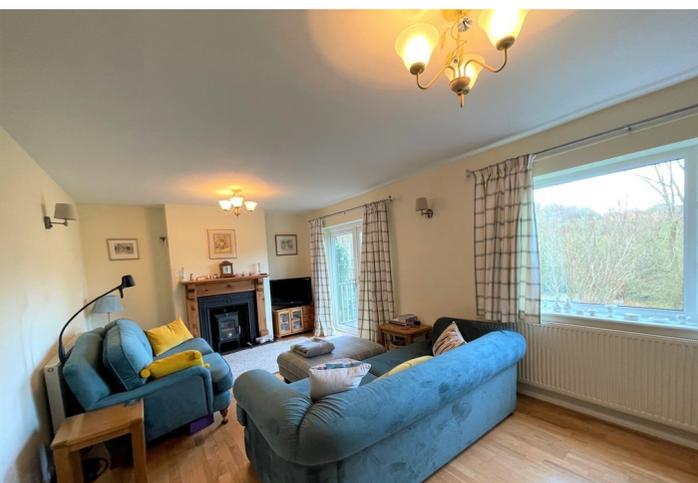
12' 0" x 9' 1" (3.67m x 2.79m)

A lovely formal dining area which benefits from laminate flooring and a central heating radiator.

SUN LOUNGE

8' 4" x 6' 9" (2.55m x 2.06m)

A later addition to the property and a fantastic place to sit and enjoy good morning sun, read a newspaper and have a coffee. Being of UPVC construction which allows light to flood into not only this room but also the Dining Room. There is a central heating radiator, laminate flooring and double doors which lead out onto the front garden and patio area.





LOWER GROUND FLOOR

LOBBY AREA

7' 1" x 6' 5" (2.16m x 1.97m)

With useful under stair storage cupboard and laminate flooring.

LIVING ROOM

20' 11" x 11' 2" (6.39m x 3.41m)

A well proportioned, well presented living area which benefits from a feature fireplace with dual fuel stove, 'Adam' style timber surround with ornate cast iron inset and tiled hearth, two central heating radiators, laminate flooring and UPVC double glazed window. UPVC double glazed doors lead out onto the fantastic decked area which is ideal for entertaining and allows you to really enjoy the superb aspect to the rear of the property.

FIRST FLOOR

LANDING

With staircase leading to 2nd floor accommodation.

BEDROOM TWO

12' 8" x 11' 6" (3.88m x 3.51m)

Having a central heating radiator and a rear facing UPVC double glazed window provides stunning views over parkland, woods and onto open countryside.

BEDROOM FOUR

11' 5" x 7' 10" (3.48m x 2.41m)

Currently utilised as a study which also enjoys the same fabulous views as bedroom two. Having a UPVC double glazed rear facing window and a central heating radiator. Please note the office furniture is not fitted but may be available by separate negotiation.

SECOND FLOOR

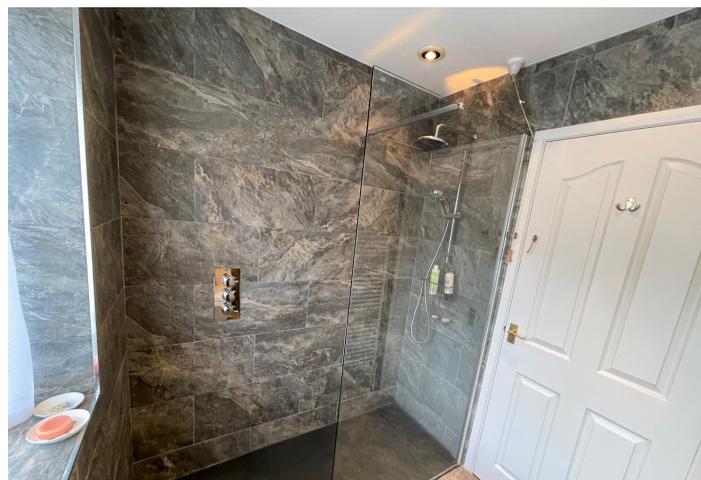
LANDING

Having a spindle balustrade and access to loft storage area.

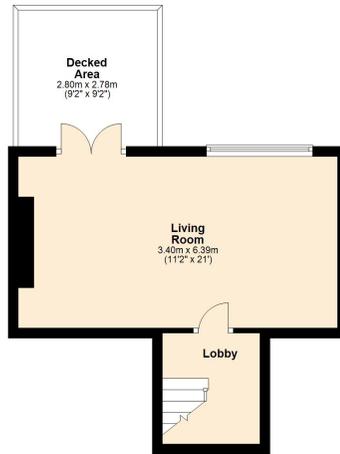
MASTER BEDROOM

10' 0" x 15' 8" (max) (3.07m x 4.79m(max))

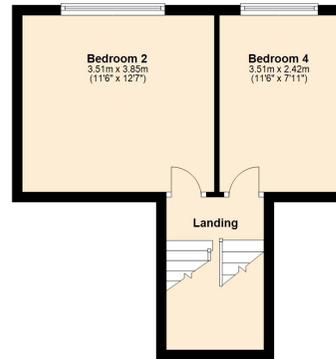
A lovely bedroom which has the benefits of views over gardens to the front through a UPVC double glazed window and views over parkland, woodland and onto open countryside to the rear through a further UPVC double glazed window. The bedroom also benefits from a comprehensive range of fitted wardrobes providing hanging and shelf storage, there is also a central heating radiator.



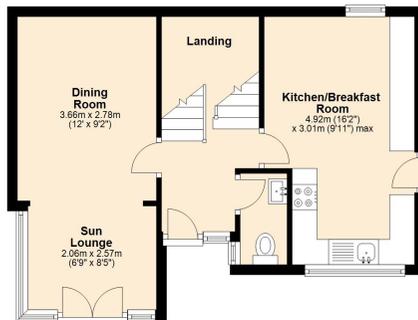
Lower Ground Floor
Approx. 26.3 sq. metres (282.6 sq. feet)



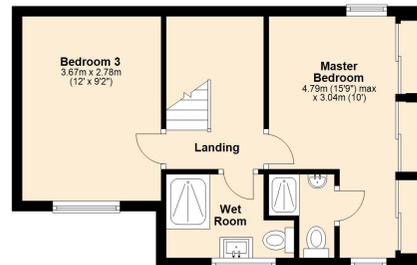
First Floor
Approx. 28.5 sq. metres (306.4 sq. feet)



Ground Floor
Approx. 40.1 sq. metres (431.4 sq. feet)



Second Floor
Approx. 35.0 sq. metres (376.5 sq. feet)



Total area: approx. 129.8 sq. metres (1397.0 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.
Plan produced using PlanUp.

ENSUITE

Fitted with a white three-piece suite comprising enclosed shower cubicle with thermostatic shower, low flush WC and wash hand basin. There is also a central heating radiator and ceramic tiles to the walls

BEDROOM THREE

12' 0" x 9' 2" (3.67m x 2.81m)

Having a UPVC double glaze window with views onto the front garden, laminate flooring and a central heating radiator.

WET ROOM

Being recently installed this contemporary area benefits from a large walk-in shower with glazed panel, twin head thermostatic shower and floor drain, low flush WC and vanity wash hand basin. Having stylish tiled walls and floor, a ladder style chrome heated towel radiator and front facing UPVC double glazed window.

OUTSIDE

The property stands in stunning gardens which have been nurtured over the past 25 years by the current owner. In this time the vendor has been able to enhance the aesthetic appeal of the gardens whilst minimising the work required to maintain them.

To the front of the property and accessed via steps down from Damasel Close is a garden bursting with a range of planting. Heathers, mature shrubs and Alpines all thrive on this elevated aspect, there are lawned areas and softer floral beds which will bloom in the spring and allowing you to enjoy this burst of colour from the paved seating areas available. Local birds and squirrels frequent the garden and enjoy the feeders. There is access to a substantial shed, providing ample outdoor storage inside and large wood store below.

To the rear of the property, which is accessed via Damasel Lane sees off-road parking, lawns, mature shrubs and of course the raised decked area which looks out onto parkland and down to Tinker Brook.

epc