



10 Grassington Close Hackenthorpe, S12 4NF

A simply stunning and heavily extended four bedroomed, two bathroomed detached bungalow. Located at the head of this quiet no through cul de sac in this highly sought after residential suburb number ten stands in a commanding plot with far reaching views and spacious private rear gardens. Having undergone a scheme of internal refurbishment by the current vendors that incorporate a superb refurbished family bathroom, number ten must be viewed to be fully appreciated. Offering spacious, light and very versatile accommodation carefully arranged on one level the property will appeal to a wide and varied market. With gas fired central heating, ample parking, garage and numerous features the property in brief comprises, entrance hall, open dining kitchen, conservatory, superb sitting room, four very spacious bedrooms, two bathrooms and large rear gardens.

£285,000



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10 Grassington Close, Hackenthorpe, Sheffield, S12 4NF

A UPVC double glazed front entrance door with frosted glazed leaded middle section, with the number 10 inscribed into the central section and UPVC double glazed panel situated over gives access into a spacious reception hallway.

RECEPTION HALLWAY Has high quality hand-fitted Karndean flooring, central heating radiator, dado rail, panelled vaulted ceiling, dimmer light switch finished in brushed brass and control panel for the burglar alarm system.

Pine panelled door gives access into a delightful open plan breakfast / dining kitchen.

DINING KITCHEN 10' 7" x 18' 0" (3.23m x 5.49m) Has high quality tiled flooring and front and twin side facing UPVC sealed unit double glazed picture windows that flood ample natural light into the dining kitchen. The kitchen is fitted with a solid complemented with an excellent range of light beech effect wall and base units, roll top work surfaces and tiled splash-backs. Set into the work surface is a sink and a half and drainer by TVA with chrome finished mixer tap above. Integrated appliances consist of a CDA electric fan assisted oven with grill, Whirlpool 5 ring gas burner with built-in extractor canopy and hood fitted above, Indesit washing machine and a Whirlpool family sized dishwasher. Also housed and concealed within the kitchen is a wall mounted GloWorm gas combination central heating boiler that in turn provides hot water as and when required.

The kitchen opens effortlessly through to an informal dining area having central heating radiator, continuation of the tiled flooring, coving to the ceiling and attractive and co-ordinated decoration.

Glazed door off gives access to an extended Sun Room.

SUN ROOM 12' 0" x 11' 5" (3.66m x 3.48m) Of UPVC and brick construction with sliding French doors, giving access out to the private terraced area and garden situated beyond. Has a television aerial point. A well presented and well proportioned reception room.

Twin Georgian style glazed doors, from the reception hallway, give access to a superbly appointed open plan sitting room.

FAMILY SITTING ROOM 24' 0" x 12' 0" (7.32m x 3.66m) Has high quality solid wood flooring, two central heating radiators and rear facing UPVC sealed unit double glazed sliding patio doors which flood ample natural light into the room. There is a vaulted panelled ceiling with exposed beam-work with twin sealed unit double glazed Velux windows set within, television aerial point with a focal feature of the room being a marble surround fireplace, with marble back and hearth and having an inset gas coal effect fire to the central section with brushed brass surround.

There is an informal dining area situated to the rear of the sitting room.

Georgian style glazed door off from the sitting room gives access to an inner reception lobby way with a panelled door giving access to double bedroom one.

REAR DOUBLE BEDROOM ONE 10' 7" x 12' 0" (3.23m x 3.66m) Has a central heating radiator, telephone point and a range of built in bedroom furniture situated to one wall which in turn provides deep useful hanging and storage facilities. Has coving to the ceiling, telephone point and a rear facing UPVC sealed unit double glazed picture window with views and aspects sweeping out over the rear gardens.

A well presented and proportioned double bedroom.

Panelled door gives access to a cylinder / airing cupboard housing the hot water pressurised cylinder. Further panelled door gives access to double bedroom two.

DOUBLE BEDROOM TWO 10' 2" x 15' 7" (3.1m x 4.75m) Has coving to the ceiling, UPVC sealed unit double glazed picture window, double banked central heating radiator and a range of floor to ceiling bedroom furniture which in turn provides deep useful recess hanging and storage with sliding door gives access to. A well presented and proportioned double bedroom.

Panelled door gives access to double bedroom three.

DOUBLE BEDROOM THREE 16' 2" x 13' 0" (4.93m x 3.96m) Has UPVC sealed unit double glazed frosted French doors, a television aerial point, a range of built in floor to ceiling bedroom furniture with sliding doors giving access to deep useful recess hanging and storage facilities, a double banked central heating radiator, a dimmer light switch and attractive and co-ordinated decoration.

Panelled door off gives access to an en-suite shower room.

EN-SUITE SHOWER ROOM 8' 8" x 7' 0" (2.64m x 2.13m) Fully refurbished suite in white comprising of low flush WC with an enclosed cistern, wash-hand basin set into a vanity unit with storage beneath and a chrome finished tap and separate twin walk-in bespoke shower with tiled floor and chrome finished shower head. Has a tiled floor, fully tiled walls, ceiling mounted extractor fan, vertical heated towel warmer / radiator finished in brushed chrome and low voltage halogen spot lights to the ceiling.

Panelled door from the inner lobby gives access to the family bathroom.

FAMILY BATHROOM 16' 2" x 7' 3" (4.93m x 2.21m) Panelled door gives access to a superb open plan fully refurbished family bathroom with low flush WC with an enclosed cistern and his and hers matching porcelain wash-hand basins with chrome finished taps, set on a vanity stand with ample storage and run of draws situated beneath. There is an impressive stand alone roll top bath with chrome finished contemporary stand alone tap and a separate fully tiled twin walk-in shower cubicle with feature inset chrome finished shower head and detachable microphone telescopic shower attachment.

Has high quality tiled floor, high quality tiled walls, twin rear facing UPVC sealed unit double glazed frosted picture windows, vertical heated towel warmer / radiator finished in chrome, low voltage halogen spotlights to the ceiling and ceiling mounted extractor fan.

Superb family bathroom.

From the main reception hallway twin panelled doors giving access to a range of built in useful storage facilities and a further panelled door giving access to front double bedroom four.

FRONT DOUBLE BEDROOM FOUR 12' 0" x 6' 9" (3.66m x 2.06m) Has high quality wood laminate flooring, front facing UPVC sealed unit double glazed picture window and situated to two walls is a range of a built-in bedroom furniture which in turn provides deep useful recess and hanging and storage facilities. Incorporates a vanity area which has a run of drawers to one side, television aerial point, coving to the ceiling and attractive and co-ordinated decoration.

Opening effortless off from the double bedroom is an en-suite bathroom.

EN-SUITE BATHROOM 8' 0" x 5' 9" (2.44m x 1.75m) Has a full suite comprising of Jacuzzi Whirlpool system corner bath with inset seating display sill, wash-hand basin set into a vanity unit with storage beneath and brass finished taps, low flush WC with an enclosed cistern and a separate walk-in to tiled surround shower cubicle with thermostatically controlled shower within. Has a tiled floor, a range of built in storage facilities, a suspended ceiling with inset low voltage halogen spot lights and a ceiling mounted extractor fan.

OUTSIDE To the front of the property is a canopy set over the front entrance door, external lighting, attractive front lawned garden and ample parking.

TWIN GARAGES Being detached from the main house with up and over garage doors, and personal entrance door to the side.

To the rear are gardens that need to be seen to be fully appreciated and include large ornamental carp pond. The gardens are self-contained and both child and pet friendly with edged in borders. They are private and flanked by a range of mature trees, plants and shrubbery providing natural screening. Has a large external wooden built storage and external water tap.

Superb rear gardens.

VALUER

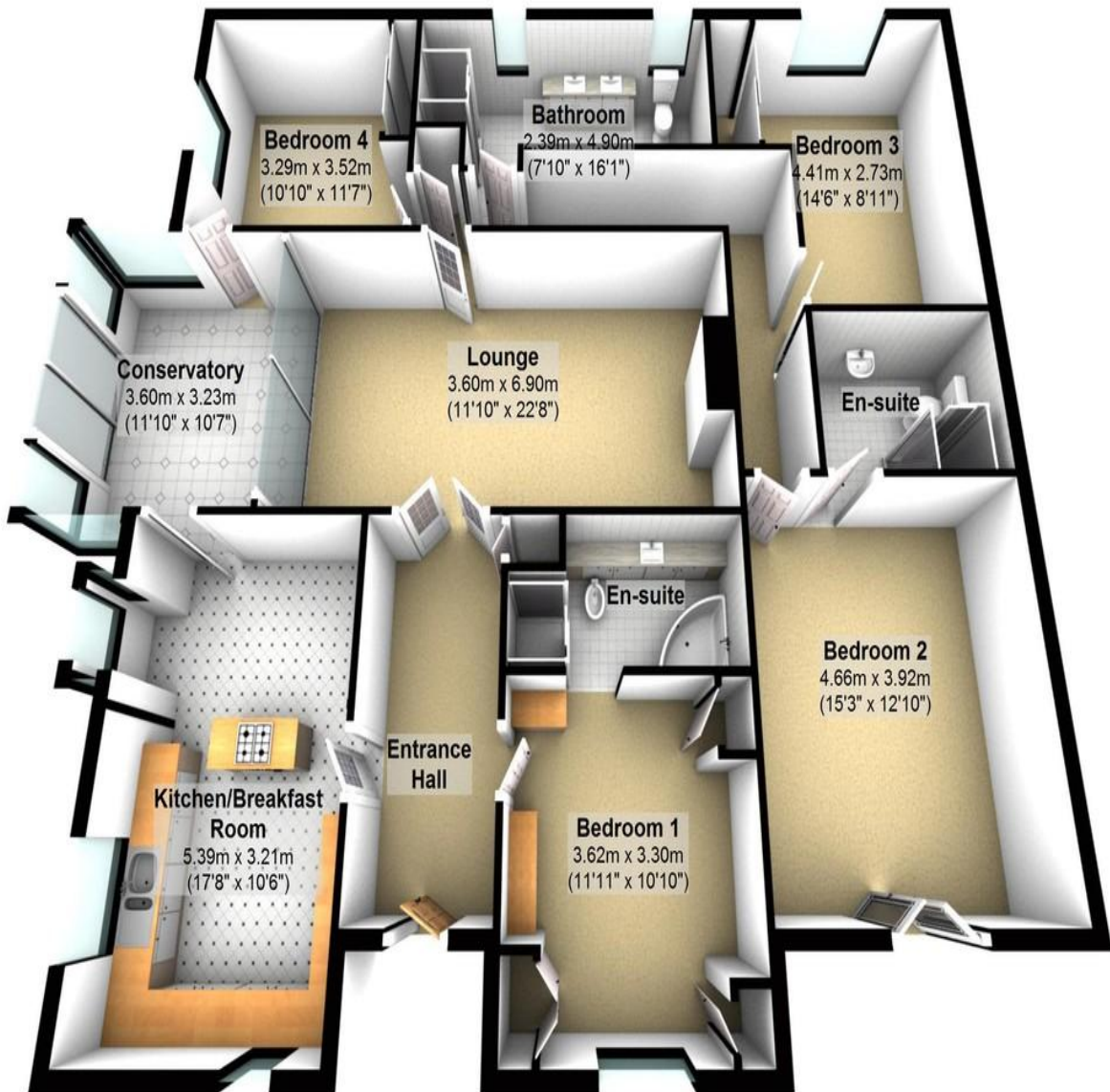
Andy Robinson





Ground Floor

Approx. 156.4 sq. metres (1683.1 sq. feet)



Total area: approx. 156.4 sq. metres (1683.1 sq. feet)

Viewing and Offer Procedure

All enquiries and negotiations through Whitehorne on 0114 2506070. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our mortgage consultants will speak with you to "qualify" your offer.

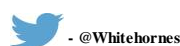
Sales Particulars

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Items described in these particulars are included in the sale although we cannot verify that they are in working order, or fit for their purpose - the buyer is advised to obtain verification from their solicitor or surveyor. Please note all the measurement details are approximate and should not be relied upon as exact. All plans/maps contained within our brochures are for identification and guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact.

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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
[92-100] A				[92-100] A			
[81-91] B				[81-91] B			
[69-80] C				[69-80] C			
[55-68] D				[55-68] D	64	70	
[39-54] E				[39-54] E			
[21-38] F		64		[21-38] F			
[1-20] G			74	[1-20] G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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