



## St. Quentin Drive, Bradway, Sheffield, S17

**£345,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 5

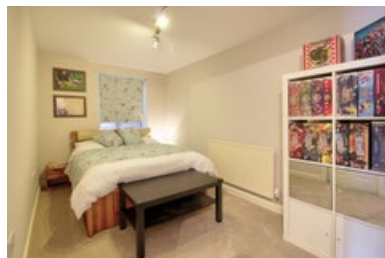
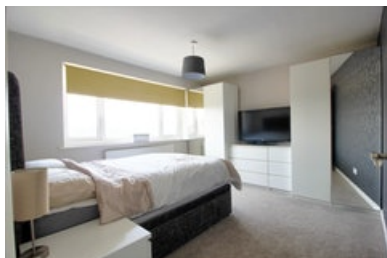
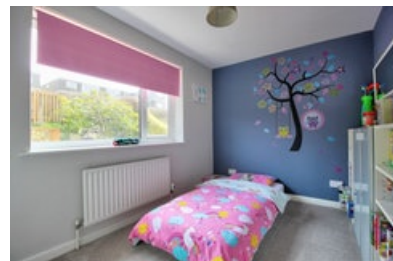
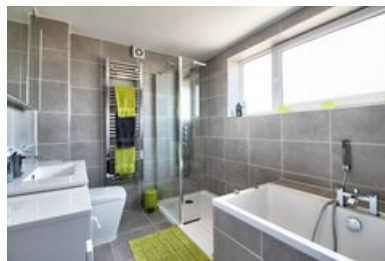
\*GUIDE PRICE £345,000 - £360,000\* The accommodation is set over 3 floors and has been vastly improved in recent years. Includes a stunning high gloss modern kitchen/dining/family room, with access to the tiered rear garden and sun deck. Spacious and well-presented living room with far r

## Key features:

- Finished to a high standard throughout
- Large resin drive
- Modern and spacious
- Far reaching views
- Stunning Kitchen/Family room
- Sought after location

## Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band D (£1826.47 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



### \*GUIDE PRICE £345,000 - £360,000\*

The accommodation is set over 3 floors and has been vastly improved in recent years. Includes a stunning high gloss modern kitchen/dining/family room, with access to the tiered rear garden and sun deck. Spacious and well-presented living room with far reaching views. Four/five bedrooms including four doubles and a good size single. Superb contemporary fitted bathroom suite and high quality newly-fitted wc. Spacious entrance hallway, large utility room and integral garage with internal access. The property has been finished to a high standard throughout and includes a wired-in speaker system, wired-in ethernet and smart heating system. To the outside there is a recently refinished large resin driveway providing ample off road parking for numerous vehicles, and side access to the rear garden which has been tiered with decking to make a great place to entertain or for children to play. Lovely views again from the seating area. The property is well situated for excellent local schools, amenities at Bradway & Totley, public transport links, parks and easy access into the Peak National Park.

Entrance hallway 5'11 x 10'7

Entrance to the property is via a secure PVC door into the hallway which has a high quality wood effect tiled flooring, radiator to one wall and staircase leading to the first floor. There is also access to the downstairs WC, utility room, guest bedroom, five and garage.

utility room, guest bedroom five and garage.

#### Downstairs WC 3'5 x 6'6

Contemporary fitted suite with vanity hand wash basin in glass, low flush WC and modern tiling. Side facing double glazed window, vertically mounted contemporary radiator in grey and cupboard housing the gas central heating boiler.

#### Utility Room 7'6 x 7'9

A good size utility room with a range of fitted wall and base units, inset sink and space with plumbing for a washing machine and tumble dryer. Radiator to one wall.

#### Guest Bedroom Five 7'9 x 14'2

Double bedroom with side facing double glazed window and radiator. Well presented and a door provides access into the garage.

#### Garage 12'3 x 13'11

A great size garage for storage with power and lighting.

#### First floor landing

A spindle balustrade and staircase lead from the ground floor to the first, with side facing double glazed window for plenty of natural light and provides access to the kitchen, living room and single bedroom.

#### Kitchen/family dining room 22 x 12'9

A stunning modern fitted kitchen with high gloss wall and base units with plinth LED lighting and complementing work surface. Inset stainless steel 1 1/2 bowl sink and built in appliances including double oven, large gas hob with extractor canopy over and integrated dishwasher, microwave and fridge freezer, as well as in cupboard recycling and waste. Large amount of storage and plenty of natural light via four double glazed windows and a half glazed door leads out into the garden. Recessed down lighters and radiator to one wall. A superb open plan area ideal for a family. Wired-in speaker system and TV point.

#### Living room 12 x 13'4

Well presented and spacious living room having a large front facing double glazed window taking advantage of the beautiful far reaching views. Radiator, TV point, wired-in ethernet and wired-in surround sound connections.

#### Bedroom Four 7'3 x 9'9

Single bedroom four has a front facing double glazed window with views, radiator to one wall. This could be utilised as a home office/study. Wired-in speaker system.

#### Second floor Landing

Again the spindle balustrade and staircase continues to the second floor with access to the modern family bathroom and three double bedrooms.

#### Master bedroom 11'5 x 10'7

Well presented double bedroom with front facing double glazed window and fantastic views, radiator, TV point and wired-in ethernet.

#### Bedroom two 9'11 x 10'9

Double bedroom, currently used as an office, with rear facing double glazed window and radiator. Wired-in speaker system and ethernet.

Bedroom three 11'10 x 7'8

Double bedroom three with rear facing double glazed window and radiator.

Family bathroom 9'7 x 7

Stunning contemporary fitted bathroom suite comprising low flush WC, vanity hand wash basin, end to end bath and walk in shower cubicle with mains pressure fed shower system. Grey modern tiling and recessed down lighters. Front facing double glazed window and heated towel rail.

Outside

To the front of the property there is a large resin driveway providing ample off road parking for numerous vehicles (up to 5) and runs up the side of the property to a staircase, which provides access to the lovely tiered garden with timber decked areas ideal for children to play or entertaining. Fantastic views from the seating areas.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**45, St. Quentin Drive, SHEFFIELD, S17 4PN**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8182-6824-9760-4706-4922
<b>Date of assessment:</b> 26 April 2012	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 26 April 2012	<b>Total floor area:</b> 130 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,285</b>
<b>Over 3 years you could save</b>	<b>£ 954</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 180 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 954 over 3 years                 </div>
Heating	£ 2,619 over 3 years	£ 1,914 over 3 years	
Hot Water	£ 336 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 3,285</b>	<b>£ 2,331</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs  
 (92 plus) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 Not energy efficient - higher running costs

Current	Potential
62	81

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 219
2 Low energy lighting for all fixed outlets	£85	£ 123
3 Heating controls (room thermostat)	£350 - £450	£ 75

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

### MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.

To book a viewing scan this code

To view this property call Housesimple on 0333 103 8390 or visit [housesimple.com/property/view/110405](http://housesimple.com/property/view/110405)