

21 Hillcote Close, Fulwood, Sheffield, S10 3PT  
£695,000



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Council Tax Band: E

A stunning, larger than average five bedroom, two bathroom extended detached home which is located on this quiet road in Fulwood. Perfect for families with space in mind, the property enjoys modern fittings throughout, accommodation over multiple levels and a beautiful, recently fitted open plan kitchen/living/dining space which must be seen to be fully appreciated! Situated close to a wealth of shops and amenities, there are also regular bus routes giving easy access to the Universities, Hospitals and the Peak District and the property is within the catchment area of Hallam and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; Entrance porch, entrance hallway, sitting room and separate w.c. To the lower ground area there is an open plan kitchen with island unit and high spec appliances, a spacious living/dining room extension and a useful study/utility room. To the first floor there are three spacious bedrooms, and to the upper first floor there is a master bedroom with en-suite shower room, a further double bedroom and a modern bathroom. Outside, there is a double drive to the front leading to the garage and to the rear is a landscaped private garden space with patio, tiered decking and a lawn with tall trees to the rear. A viewing is highly recommended, contact Archers Estates to book your viewing today! Freehold tenure, council tax band E.

### Entrance Porch

Access to the property is gained through a front facing upvc entrance door which leads into the porch. Having front and side facing upvc double glazed windows and a further door leads to the entrance hallway.

### Entrance Hallway

A wide and inviting room which has a radiator and staircases leading to the upper and lower ground floor areas. Further doors lead to the sitting room and separate wc.

### Sitting Room

A cosy room which has front and side facing upvc double glazed windows, two radiators, laminate flooring and a feature log burner.

### Separate WC

A useful addition to the property, having a low flush wc, pedestal wash basin, tiled flooring and a front facing upvc double glazed window.

### Open Plan Kitchen

Steps descend from the entrance hallway and lead to the open plan kitchen, which has recently been installed and is a breathtaking room filled with high spec fittings! Having stylish fitted wall and base units with a quartz work surface incorporating an inset composite sink. There is a featureful island unit having a venting induction hob with built-in central extractor and a breakfast bar seating area. There are integrated appliances including two Neff pyrolytic ovens, a dishwasher and washing machine, and space for an American fridge freezer. With stylish hexagonal splashbacks tiles behind the sink area and bamboo flooring. A door leads to the study/utility and there is a large opening to the living room.

### Study/Utility Room

A useful addition to the property, having space for an office/study area and fitted units perfect for storage. With an integrated Bosch fridge freezer, space for a tumble dryer, tiled flooring, a radiator, side facing upvc double glazed window and a side facing upvc door to the outside.

### Extended Living Room

A bright, spacious and well presented room which has recently undergone a full scheme of refurbishment, having two velux windows, two rear facing upvc double glazed windows, laminate flooring, two modern style tall radiators, two additional radiators and rear facing upvc double glazed french doors leading to the outside. There is ample space for seating and dining furniture, creating a fantastic living space!

### First Floor Landing Area

Steps ascend from the hallway, leading to the first floor landing area which has a further staircase rising to the upper level and doors leading to all rooms on this floor.

### Bedroom Three

A double sized bedroom which has a rear facing upvc double glazed window and a radiator.

### Bedroom Four

Another double sized bedroom which has a radiator and a rear facing upvc double glazed window.

### Bedroom Five

The fifth bedroom is a single sized room which has a rear facing upvc double glazed window and a radiator.

### Master Bedroom

Located on the upper floor, this spacious double sized bedroom has a front facing upvc double glazed window, radiator and fitted wardrobes. A door leads to the en-suite shower room.

### En-Suite Shower Room

A modern and tastefully designed en-suite which has a double sized walk in shower enclosure, vanity wash basin and a low flush wc. With tiled flooring and a modern style tall radiator.

### Bedroom Two

The second bedroom is another double sized room which has a front facing upvc double glazed window and two radiators.

### Family Bathroom

A stylish bathroom which has a recently fitted suite comprising of a panelled bath with shower over, pedestal wash basin and a low flush wc. With a modern tall radiator, rear facing upvc double glazed window and tiling to the floor and walls.

### Garage

Having an up and over door to the front, ample storage and power and lighting.

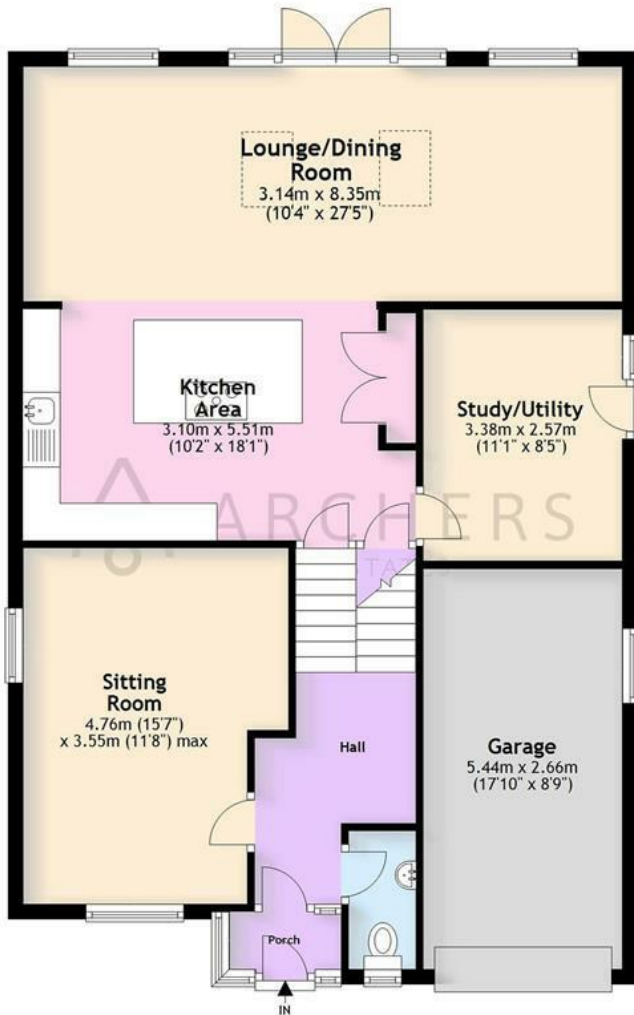
### Outside

To the front of the property there is a double driveway and two lawns. A gate to the side leads to the rear of the building, where there is a private landscaped garden space having a lawn, tiered decking areas ideal for outside entertaining and a block paved patio, With a shed to the side of the home and trees to the rear adding to the privacy.



**Ground Floor**

Approx. 96.0 sq. metres (1033.7 sq. feet)



**First Floor**

Approx. 63.5 sq. metres (684.0 sq. feet)



Total area: approx. 159.6 sq. metres (1717.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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>		
(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			
		68	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	