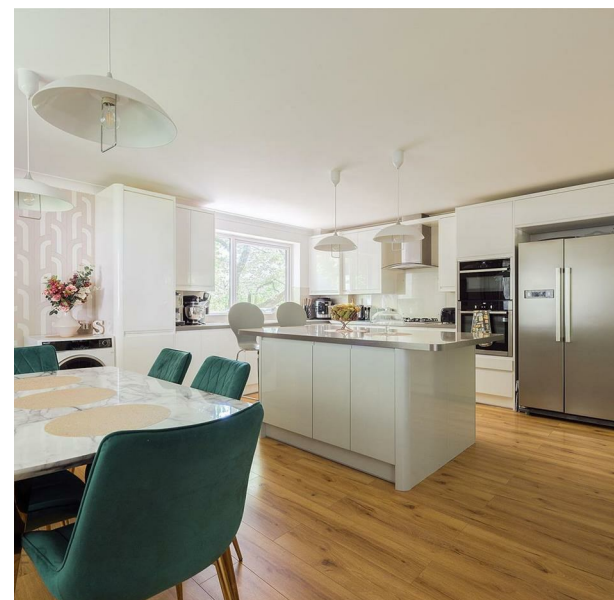


20 Dalebrook Court Belgrave Road, Ranmoor, Sheffield, S10 3JJ
Offers In Excess Of £450,000



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Council Tax Band: E

A stunning and luxurious four double bedroom, two bathroom ground floor duplex apartment which is located within this exclusive development in the heart of Ranmoor conservation area. Enjoying breathtaking views towards woodland, its own private patio area, double tandem garage with newly fitted door, modern style kitchen with island unit and a larger than average lounge to name a few highlights, the property is perfect for families, downsizers or professionals. Situated within a woodland setting, the property enjoys easy access to the Universities, Hospitals and the Peak District thanks to regular transport links nearby and is within the catchment area of popular local schools. There are also shops, cafes and amenities in nearby Crosspool and Nether Green. With double glazing and gas central heating, the property in brief comprises; Secure communal entrance lobby, entrance hallway with cloaks cupboard, spacious lounge with patio access, open plan dining kitchen with island unit and high spec units, two double bedrooms, a four piece family bathroom and separate shower room. To the lower ground floor there is a hallway and two further double bedrooms. To the outside, there is a private patio area, well stocked and maintained communal grounds and access to the double tandem garage, which has a recently fitted roller door and power/lighting. A viewing is highly recommended to appreciate the unique and stunning accommodation on offer. Contact Archers to book your viewing today! Council tax band E. Leasehold tenure; The lease length is 300 years from 1978 and the service charges are £2500 per annum. Please note access to the property is down a set of communal steps.

Secure Communal Entrance Lobby

A secure entrance door with intercom system gives access to the entrance lobby area. A further composite entrance door leads into the apartment.

Entrance Hallway

An inviting L-shaped entrance hallway which has tiled flooring, a radiator and a useful walk in cloaks cupboard. Doors lead to various rooms and a staircase descends to the lower ground floor level.

Lounge

A huge lounge which has ample space for furniture, recently fitted laminate flooring, two radiators and upvc double glazed sliding patio doors opening to the patio area. A door leads to the open plan dining kitchen.

Open Plan Dining Kitchen

Another huge reception room, having modern and tasteful fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and five burner Neff gas hob with extractor above. There is a beautifully presented island unit with low level lighting offering an ideal further seating area. With integrated appliances including a double electric oven/microwave combination, washer dryer and dishwasher. There is also space for an American fridge freezer and additional dryer if required. To the dining area there is ample space for a large dining table and chairs. With large side and rear facing upvc double glazed windows looking directly into woodlands, two radiators and recently fitted laminate flooring.

Master Bedroom

A spacious double sized bedroom which has a rear facing upvc double glazed window, a radiator and laminate flooring. A door leads to the family bathroom.

Bedroom Two

The second bedroom is a double sized bedroom which has a front facing upvc double glazed window, radiator and laminate flooring.

Family Bathroom

A spacious bathroom which has a modern four piece suite comprising of a panelled bath, shower enclosure, a pedestal wash basin and low flush wc. With tiling to the floor, a radiator and rear facing upvc double glazed window. A door connects the room to the master bedroom.

Shower Room

A great addition to the property, having a modern suite comprising of a shower enclosure, pedestal wash basin and low flush wc. With tiled flooring, a radiator and front facing upvc double glazed window.

Lower Ground Floor Inner Hallway

A staircase descends from the entrance hallway and leads to the lower ground inner hallway area, which has doors leading to both bedrooms.

Bedroom Three

A good sized bedroom which has a rear facing upvc double glazed window enjoying views over woodland/communal garden areas, a radiator and ample space for a double bed and wardrobes.

Bedroom Four

The fourth bedroom a spacious room which has a front facing upvc double glazed window and a radiator.

Outside

Located off Belgrave Road, this exclusive development is surrounded by ancient woodland in the Ranmoor Conservation area and has an array of well stocked and maintained grounds including lawns, shrubs, flower beds and paths/parking areas. This property has its own private patio area located off the lounge. Having a lovely covered area and surrounding flowerbeds and shrubs giving a private feel.

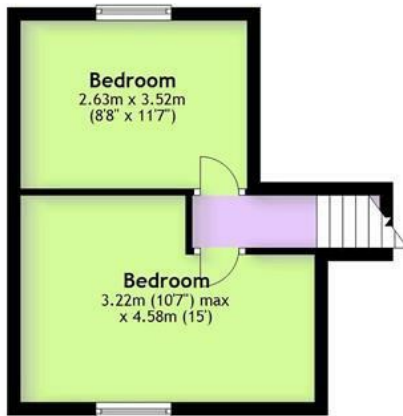
Double Tandem Garage

A hugely useful addition, the spacious tandem garage has space for two cars, power and lighting and a recently installed roller door. With space for parking in front.



Lower Ground Floor

Approx. 25.2 sq. metres (271.1 sq. feet)



Ground Floor

Approx. 113.3 sq. metres (1219.6 sq. feet)



Total area: approx. 164.6 sq. metres (1772.3 sq. feet)

Double Tandem Garage

Approx. 26.2 sq. metres (281.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	79
(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	