



28A School Green Lane
Sheffield, South Yorkshire





Exterior and Gardens

From School Green Lane, a shared access road leads to wrought iron gates, which open to 28A School Green Lane.

To the front of the property, there is a driveway that provides parking for several vehicles with exterior lighting and raised planters containing trees. Stone steps with wrought iron balustrading rise to the main entrance door. Access can also be gained to the integral single garage.

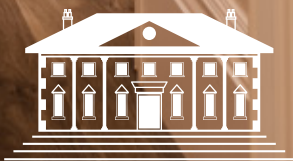
From the driveway, a wrought iron gate opens to the right side of the property where there is a path which leads to the rear. The path has exterior lighting, a water tap and access can be gained to the inner hallway.

A Fabulous Three/Four
Bedroomed Residence





Entrance Hall
Providing a warm welcome, this long entrance hall has pendant light points, central heating radiators with decorative covers and timber effect flooring. Oak doors open to the snug/bedroom 4, lounge and cloaks cupboard. An oak door with glazed panels opens to an inner hallway. Double oak doors with glazed panels and matching side panels also open to the living kitchen.



28A School Green Lane

Welcome to 28A School Green Lane

Offering bright accommodation that is ideal for family living, 28A School Green Lane is a three/four bedroomed semi-detached residence. Significantly extended and renovated by the current owners in recent years, this fabulous home occupies a sizeable plot with the benefit of gated off-road parking and a wonderful rear garden that has been thoroughly landscaped to incorporate lawns, pleasant seating terraces and four versatile detached outbuildings.

An open plan layout presenting the flexibility to be used as one or as two separate areas is found in the living kitchen, with double oak doors connecting to a spacious lounge. Very generously proportioned and beautifully appointed with a high-quality kitchen, the living kitchen sits beneath a tall ceiling and offers plenty of space for cooking, dining at a table or sitting at the breakfast island. This superb home provides a new owner with the potential to utilise the downstairs snug as a fourth bedroom, along with the modern shower room that sits on the same floor. The first floor houses three double bedrooms, including two with en-suite shower rooms, and a contemporary family bathroom that has a feature roll top bath.

The gardens to the rear of 28A School Green Lane have been carefully designed to seamlessly connect different areas using paths that are flanked by lawn. Several pleasant seating terraces give ample opportunity for comfortable seating, such as timber decking that is adjacent to the living kitchen and accessible by bi-folding doors. Four outbuildings sit within the grounds, some of which have air conditioning and all offer great scope for a range of uses. At the front of the property, there is gated off-road parking for over five vehicles and the added advantage of an integral single garage.

28A School Green Lane is located on the cusp of countryside and has easy access to local walks through Mayfield Valley, Forge Dam, Bingham Park and Endcliffe Park. Local amenities are close-by in Fulwood, which include public houses, cafes, restaurants and shops. There is also good schooling within the area and the property is commutable to Sheffield's NHS and private hospitals. Reachable within a short drive is the majestic Peak District and Sheffield city centre, enabling an ideal blend of city convenience and rural tranquility.

The property briefly comprises of on the ground floor: Entrance vestibule, integral single garage, entrance hall, snug/bedroom 4, lounge, cloaks cupboard, inner hallway, shower room, utility room and living kitchen.

On the first floor: Landing, master bedroom, master en-suite shower room, walk-in wardrobe, family bathroom, bedroom 2, bedroom 2 en-suite shower room and bedroom 3.

Outbuildings: Gymnasium, office, store and office/summer house.

Ground Floor
A composite door with an obscured glazed panel opens to the:

Entrance Vestibule
Having a Velux roof window, rear facing glazed panels, recessed lighting, central heating radiator with a decorative cover and timber effect flooring. There is a range of fitted furniture, incorporating cloaks hanging and shelving. An oak door opens to the integral single garage. An oak door with a glazed panel also opens to the entrance hall.

Integral Single Garage
15'7 x 13'9 (4.75m x 4.20m)
Having an electric up-and-over door, light, power and housing the Worcester boiler. Above the garage is lots of open storage. A staircase with a timber hand rail and balustrading rises to an oak door, which opens to the entrance vestibule.



Snug/Bedroom 4

13'11 x 11'0 (4.24m x 3.36m)

A superb reception room with a front facing aluminium double glazed window, Velux roof window, recessed lighting, central heating radiator and a CAT 5 data point.





Lounge
16'0 x 11'2 (4.88m x 3.40m)

A spacious lounge with pendant light points and a central heating radiator. There is concealed storage for media, which has TV/aerial and CAT 5 cabling. Double oak doors with glazed panels open to the living kitchen.

Bright and Spacious
Reception Room





Living Kitchen

24'9 x 16'10 (7.55m x 5.14m)

Serving as the heart of the home, this generously proportioned living kitchen features a high ceiling with Velux roof windows. The living kitchen has a rear facing aluminium double glazed window, a rear facing aluminium double glazed panel, recessed lighting, pendant light points, Toshiba air conditioning unit, central heating radiators, CAT 5 point and timber effect flooring. There is a range of fitted base, wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter lighting and a Belfast sink with an Abode chrome mixer tap. Also having a breakfast island with a matching granite work surface that extends to provide seating for three chairs and has an inset 1.0 bowl Blanco stainless steel sink with an Abode chrome mixer tap. There is a Smeg range cooker that incorporates a six-ring gas hob, a wok burner, two ovens, a grill, a storage drawer and an extractor fan above. The integrated appliances include a Bosch dishwasher and two Bosch full-height fridge/freezers. Aluminium bi-folding doors with double glazed panels open to the rear decked terrace.



A Wonderful Open Plan Living
Kitchen with a Breakfast Island





28A School Green Lane

Offering Generous Living Spaces That are Filled with Natural Light and Situated in a Sought-After Area

Entrance Hall

Providing a warm welcome, this long entrance hall has pendant light points, central heating radiators with decorative covers and timber effect flooring. Oak doors open to the snug/bedroom 4, lounge and cloaks cupboard. An oak door with glazed panels opens to an inner hallway. Double oak doors with glazed panels and matching side panels also open to the living kitchen.

Snug/Bedroom 4

13'11 x 11'0 (4.24m x 3.36m)

A superb reception room with a front facing aluminium double glazed window, Velux roof window, recessed lighting, central heating radiator and a CAT 5 data point.

Lounge

16'0 x 11'2 (4.88m x 3.40m)

A spacious lounge with pendant light points and a central heating radiator. There is concealed storage for media, which has TV/aerial and CAT 5 cabling. Double oak doors with glazed panels open to the living kitchen.

Cloaks Cupboard

Having a recessed light point, fitted storage, telephone point, central heating radiator and timber effect flooring.

From the entrance hall, an oak door with glazed panels opens to the:

Inner Hallway

Having recessed lighting and a central heating radiator with a decorative cover. Oak doors open to the shower room and utility room. Steps with a hand rail lead down to provide access to a composite entrance door with an obscured double glazed panel and matching panel above. The door opens to the right side of the property.

Shower Room

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail and recessed shelving. There is a Burlington suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional Heritage chrome taps. To one corner, there is a shower enclosure with a fitted Heritage shower, a recessed tiled shelf and a glazed screen/door.

Utility Room

Having a side facing aluminium double glazed obscured window, recessed lighting, extractor fan and a central heating radiator. There is a range of fitted base, wall and drawer units, incorporating matching work surfaces, tiled upstands and an inset 1.0 bowl Blanco stainless steel sink with a Blanco chrome mixer tap. There is space/provision for two automatic washing machines and a tumble dryer.

Living Kitchen

24'9 x 16'10 (7.55m x 5.14m)

Serving as the heart of the home, this generously proportioned living kitchen features a high ceiling with Velux roof windows.

The living kitchen has a rear facing aluminium double glazed window, a rear facing aluminium double glazed panel, recessed lighting, pendant light points, Toshiba air conditioning unit, central heating radiators, CAT 5 point and timber effect flooring. There is a range of fitted base, wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter lighting and a Belfast sink with an Abode chrome mixer tap. Also having a breakfast island with a matching granite work surface that extends to provide seating for three chairs and has an inset 1.0 bowl Blanco stainless steel sink with an Abode chrome mixer tap. There is a Smeg range cooker that incorporates a six-ring gas hob, a wok burner, two ovens, a grill, a storage drawer and an extractor fan above. The integrated appliances include a Bosch dishwasher and two Bosch full-height fridge/freezers. Aluminium bi-folding doors with double glazed panels open to the rear decked terrace.

From the entrance hall, a staircase with an oak hand rail and balustrading rises to the first floor. The staircase splits off into two landing areas.

First Floor

Landing

Having a pendant light point and recessed lighting. Oak doors open to the walk-in wardrobe, master bedroom, family bathroom, bedroom 2 and bedroom 3.

Master Bedroom

18'11 x 12'9 (5.77m x 3.89m)

A well-proportioned double bedroom with a rear facing aluminium double glazed window, pendant light point, Toshiba air conditioning unit and a data point. There is a range of fitted furniture, incorporating long hanging, shelving and drawers. An oak door opens to the master en-suite shower room.

Master En-Suite Shower Room

Having a front facing aluminium double glazed obscured window, recessed lighting, extractor fan, heated towel rail and tiled flooring. There is a Burlington suite in white, which comprises low-level WC and a wash hand basin with a Heritage chrome mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a fitted Heritage shower and a glazed screen/door.

Walk-in Wardrobe

Having a pendant light point, central heating radiator and fitted shelving.

Family Bathroom

A modern family bathroom that is fully tiled and has a rear facing aluminium double glazed obscured window, recessed lighting, extractor fan, two chrome heated towel rails and under floor heating. There is a Burlington suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional Heritage chrome taps. Also having a Heritage roll top bath with a chrome mixer tap and a hand shower facility. To one corner, there is a shower enclosure with a fitted Heritage rain head shower and a glazed screen/door.

Inner Hallway

Having recessed lighting and a central heating radiator with a decorative cover. Oak doors open to the shower room and utility room. Steps with a hand rail lead down to provide access to a composite entrance door with an obscured double glazed panel and matching panel above. The door opens to the right side of the property.



Shower Room

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail and recessed shelving. There is a Burlington suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional Heritage chrome taps. To one corner, there is a shower enclosure with a fitted Heritage shower, a recessed tiled shelf and a glazed screen/door.





Master Bedroom
18'11 x 12'9 (5.77m x 3.89m)

A well-proportioned double bedroom with a rear facing aluminium double glazed window, pendant light point, Toshiba air conditioning unit and a data point. There is a range of fitted furniture, incorporating long hanging, shelving and drawers. An oak door opens to the master en-suite shower room.

Master En-Suite Shower Room

Having a front facing aluminium double glazed obscured window, recessed lighting, extractor fan, heated towel rail and tiled flooring. There is a Burlington suite in white, which comprises low-level WC and a wash hand basin with a Heritage chrome mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a fitted Heritage shower and a glazed screen/door.





Bedroom 2

11'9 x 9'9 (3.58m x 2.98m)

Another double bedroom with a front facing aluminium double glazed window, pendant light point, central heating radiator and CAT 5 data point. An oak door opens to the bedroom 2 en-suite.



Bedroom 3

11'9 x 11'6 (3.57m x 3.50m)

Having a rear facing aluminium double glazed window, flush light point and a central heating radiator.



Bedroom 2 En-Suite

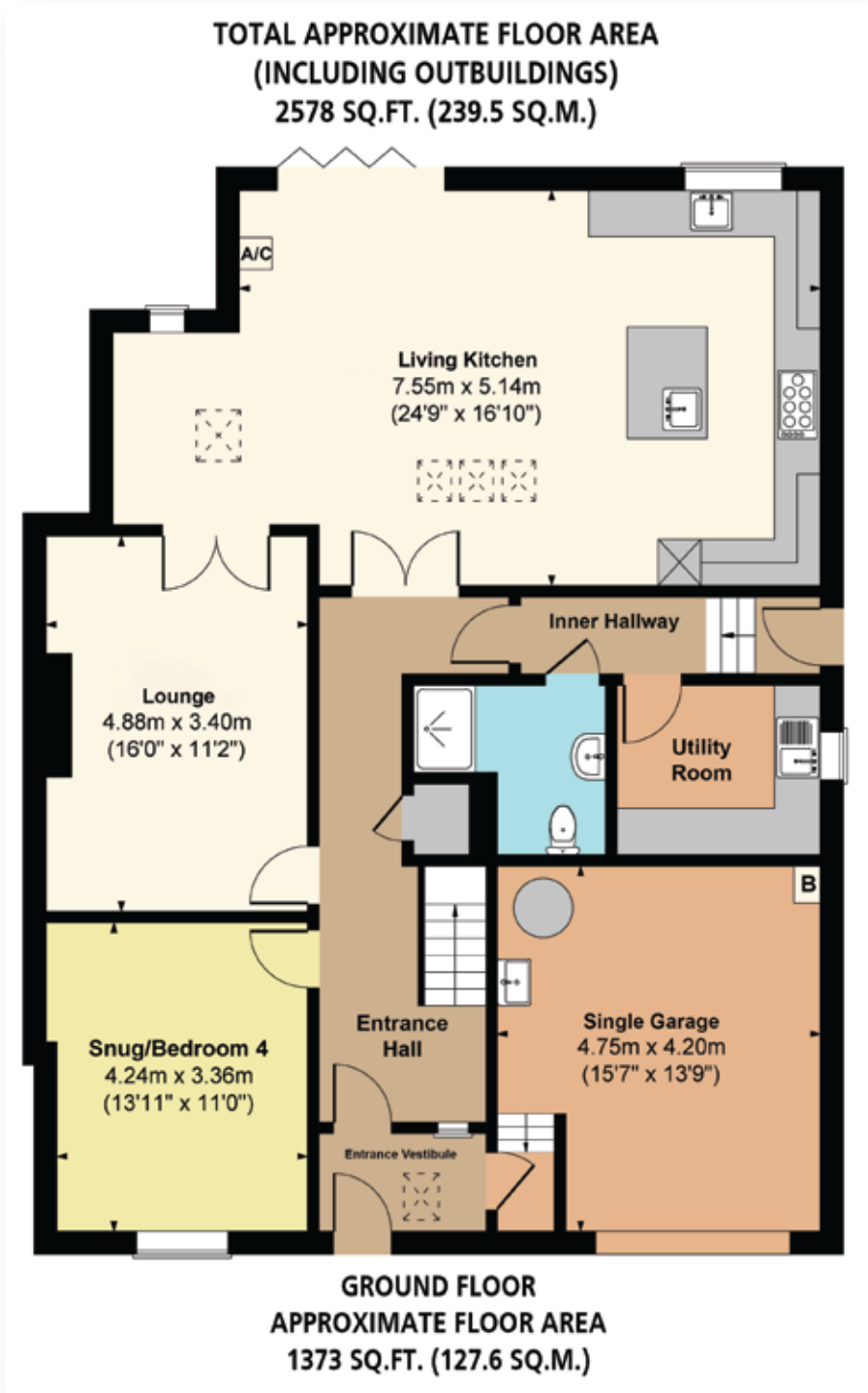
Being fully tiled and having a front facing aluminium double glazed obscured window, recessed lighting, extractor fan and a central heating radiator. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall, there is a shower enclosure with a fitted shower and a glazed screen/door.



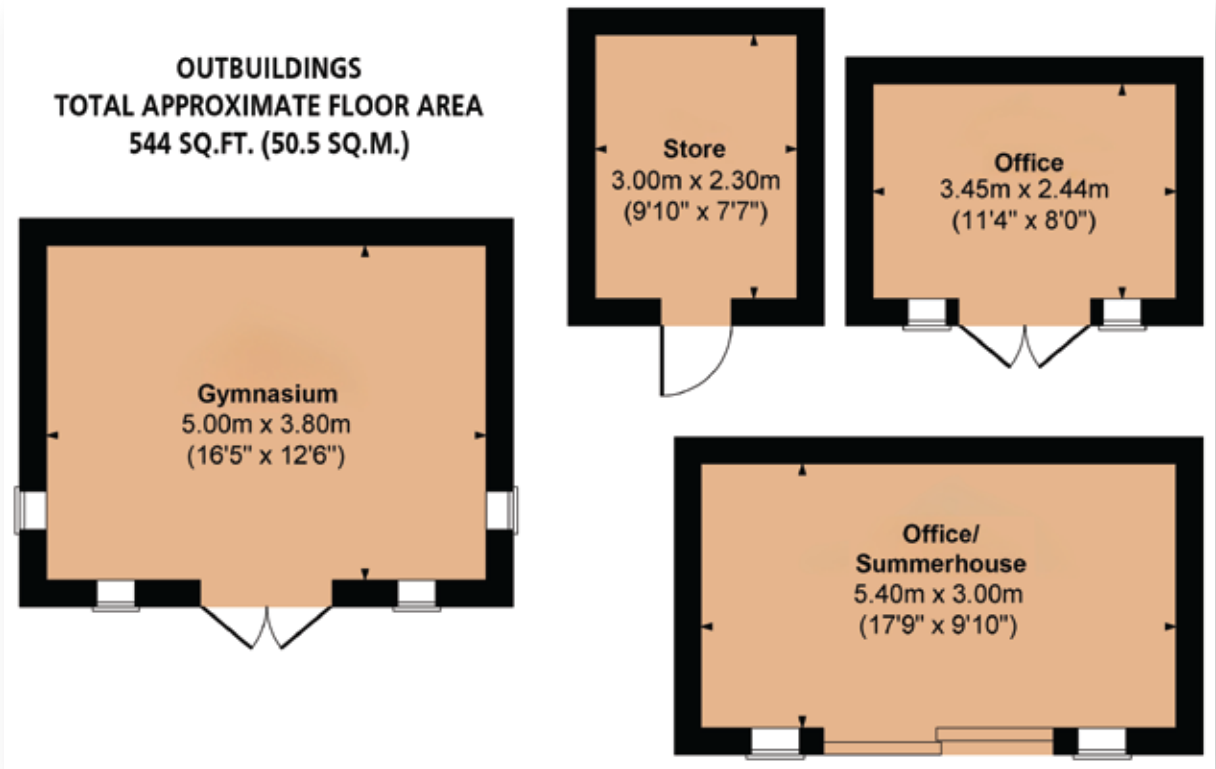
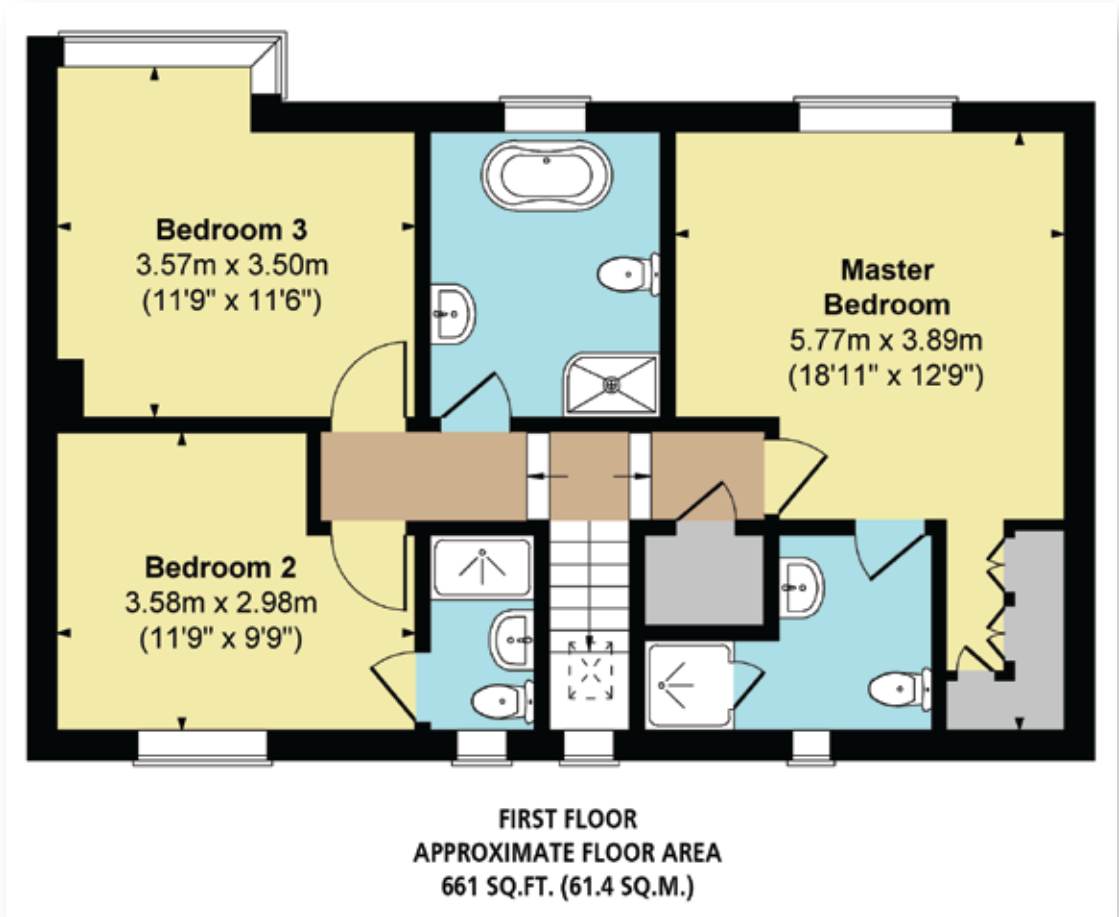
Family Bathroom

A modern family bathroom that is fully tiled and has a rear facing aluminium double glazed obscured window, recessed lighting, extractor fan, two chrome heated towel rails and under floor heating. There is a Burlington suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional Heritage chrome taps. Also having a Heritage roll top bath with a chrome mixer tap and a hand shower facility. To one corner, there is a shower enclosure with a fitted Heritage rain head shower and a glazed screen/door.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





28A School Green Lane

This Outstanding Home has Four Detached Outbuildings, Including a Gymnasium, Two Offices and a Useful Store

Bedroom 2

11'9 x 9'9 (3.58m x 2.98m)

Another double bedroom with a front facing aluminium double glazed window, pendant light point, central heating radiator and CAT 5 data point. An oak door opens to the bedroom 2 en-suite.

Bedroom 2 En-Suite

Being fully tiled and having a front facing aluminium double glazed obscured window, recessed lighting, extractor fan and a central heating radiator. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall, there is a shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 3

11'9 x 11'6 (3.57m x 3.50m)

Having a rear facing aluminium double glazed window, flush light point and a central heating radiator.

Exterior and Gardens

From School Green Lane, a shared access road leads to wrought iron gates, which open to 28A School Green Lane.

To the front of the property, there is a driveway that provides parking for several vehicles with exterior lighting and raised planters containing trees. Stone steps with wrought iron balustrading rise to the main entrance door. Access can also be gained to the integral single garage.

From the driveway, a wrought iron gate opens to the right side of the property where there is a path which leads to the rear. The path has exterior lighting, a water tap and access can be gained to the inner hallway.

To the rear of the property, there is a garden that is mainly laid to lawn with raised planted borders containing mature trees and shrubs. Steps rise to a timber decked seating terrace with exterior lighting and hot and cold water taps. Access can be gained to the living kitchen.

Paths connect various areas of the garden, providing access to multiple outbuildings.

Gymnasium

16'5 x 12'6 (5.00m x 3.80m)

Accessed by double timber doors with double glazed panels, the gymnasium has double glazed windows, light, power and a Toshiba air conditioning unit.

Behind the gymnasium, there is a vegetable garden, which has raised planters and space for a shed.

The path continues to another lawned area with planted borders, which contain a rockery and box hedging. Access can be gained to an office.

Office

11'4 x 8'0 (3.45m x 2.44m)

A versatile outbuilding that could be used as a home office and is accessible by double timber doors with double glazed panels and matching side panels. The office has recessed lighting, an electric heater, power and timber effect flooring.

A block paved path leads to timber decked steps with post and rope balustrading which link to an extension of the garden which is mainly laid to lawn and has mature trees, a rockery and shrubs. A path with grey slate chippings links to a store and a timber decked step rises to a seating terrace. The timber decked seating terrace provides space for comfortable seating and has raised timber planters. Access can be gained to the office/summerhouse.

Store

9'10 x 7'7 (3.00m x 2.30m)

Having a timber access door, light, power and an electric heater.

Office/Summerhouse

17'9 x 9'10 (5.40m x 3.00m)

Perfect for working from home or entertaining in summer months. A UPVC sliding door with double glazed panels provides access. The outbuilding has double glazed panels, recessed lighting, Toshiba air conditioning unit, power and CAT 6 data cabling.

The outbuildings are fully insulated and the garden is fully enclosed by timber fencing and hedging.



Exterior and Gardens Continued

To the rear of the property, there is a garden that is mainly laid to lawn with raised planted borders containing mature trees and shrubs. Steps rise to a timber decked seating terrace with exterior lighting and hot and cold water taps. Access can be gained to the living kitchen.

Paths connect various areas of the garden, providing access to multiple outbuildings.

A Superb Garden that has
Multiple Seating Terraces





Gymnasium

16'5 x 12'6 (5.00m x 3.80m)

Accessed by double timber doors with double glazed panels, the gymnasium has double glazed windows, light, power and a Toshiba air conditioning unit.



Office/Summerhouse

17'9 x 9'10 (5.40m x 3.00m)

Perfect for working from home or entertaining in summer months. A UPVC sliding door with double glazed panels provides access. The outbuilding has double glazed panels, recessed lighting, Toshiba air conditioning unit, power and CAT 6 data cabling.



Exterior and Gardens Continued

Behind the gymnasium, there is a vegetable garden, which has raised planters and space for a shed.

The path continues to another lawned area with planted borders, which contain a rockery and box hedging. Access can be gained to an office.

Office

11'4 x 8'0 (3.45m x 2.44m)

A versatile outbuilding that could be used as a home office and is accessible by double timber doors with double glazed panels and matching side panels. The office has recessed lighting, an electric heater, power and timber effect flooring.

A block paved path leads to timber decked steps with post and rope balustrading which link to an extension of the garden which is mainly laid to lawn and has mature trees, a rockery and shrubs. A path with grey slate chippings links to a store and a timber decked step rises to a seating terrace. The timber decked seating terrace provides space for comfortable seating and has raised timber planters. Access can be gained to the office/summerhouse.

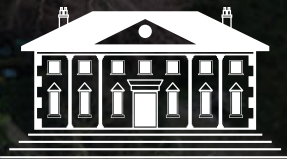
Store

9'10 x 7'7 (3.00m x 2.30m)

Having a timber access door, light, power and an electric heater.

The outbuildings are fully insulated and the garden is fully enclosed by timber fencing and hedging.

Standing on a Sizeable Plot with
Beautifully Landscaped Gardens



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, mains electric, mains water and mains drainage. The broadband is fibre to the premises and the mobile signal quality is good.

Rights of Access/Shared Access: 30a have access rights to a man hole that runs on 28a's driveway. The access road to the two properties is also shared.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



28A School Green Lane
Sheffield, South Yorkshire S10 4GQ

Offers in the Region of £825,000