



*38a Dalewood Avenue, Beauchief, Sheffield S8 0FH*



**Dalewood Avenue is a luxurious five bedroom, four bathroom detached family home** located in the popular and much sought after area of Beauchief. This brand new A rated efficient property comprises of entrance hall with built in storage and ground floor cloak room. There is a spacious bay windowed living room with feature chimney and double doors leading to a separate dining room.

To the rear of the property is a stunning dining kitchen with contrasting units, granite worktops and mood lighting. The kitchen comes complete with integrated NEFF appliances, Belfast sink and wine cooler. There is also a utility room which provides space for a washing machine and tumble dryer.

To the front of the property is a study which houses CAT 5 cabling to network the property. The whole of the ground floor benefits from zoned under floor heating increasing energy performance and maximising total floor space.

On the first floor is the landing area with a useful built in cupboard together with access to the sub room void. There are five superb double bedrooms, three having en-suite shower rooms together with a further fully tiled family bathroom.

Externally the home has an integrated garage with electric up and over door together with off road parking to the front for several vehicles. An Indian stone path to the side of the garage leads to the rear where there is a stunning patio seating area with steps down to a further enclosed area. The garden is an ideal space for outside entertaining and alfresco dining. This is a must see property, please contact the office to arrange your viewing slot.

#### Ground Floor

Cloakroom w.c.

Study 10'7" x 6'5" (3.23m x 1.96m)

Lounge 20'7" x 13'2" (6.27m x 4.01m)

Dining Room 13'7" x 12'10" (4.14m x 3.91m)

Kitchen / Dining 22'5" x 18'8" (6.71m x 5.69m)

Utility Room 9'7" x 6'2" (2.92m x 1.88m)

#### First Floor

Master Bedroom 15'3" x 12'4" (4.65m x 3.76m)

En-suite Shower Room

Bedroom Two 14'0" x 10'3" (4.27m x 3.12m)

En-Suite Shower Room 2

Bedroom Three 14'0" x 10'3" (4.27m x 3.12m)

Bedroom Four 14'00" x 11'11" (4.27m x 3.63m)

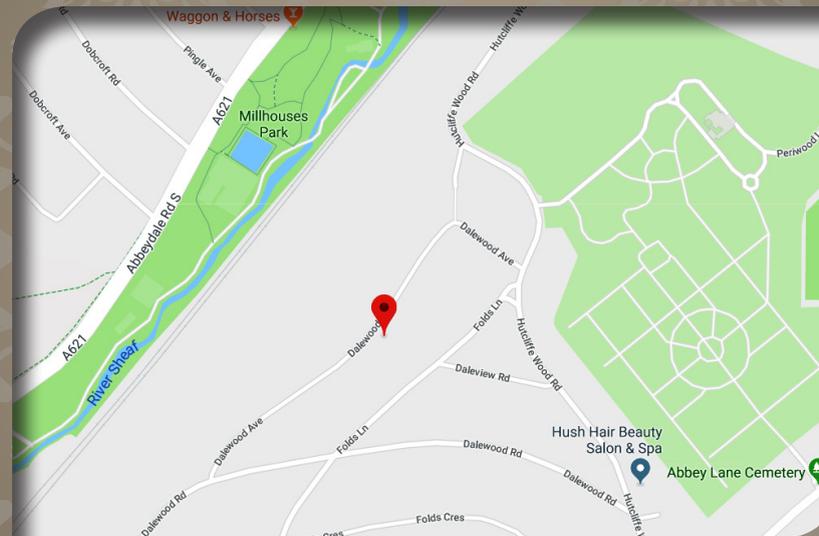
Bedroom Five 14'7" x 9'1" (4.45m x 2.77m)

En-Suite Shower Room 3

Family Bathroom

Garage





Dalewood Avenue is situated just off Abbey Lane via Dalewood Road approximately 4.5 miles south west of Sheffield City Centre and 6.5 miles from The Peak District National Park.

For further information or to arrange a viewing please call Haybrook Woodseats on 0114 3277979

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