



**Braeholme 25 Prospect Road  
Sheffield, S17 4JB**

One of two most impressive new build detached homes, offering excellent family accommodation over 4 floors, Braeholme is a blank canvass which can be finished by the builder within 10 weeks to your own specification with the possibility of a games room or additional bedroom in the basement and/or a grand master suite on the top floor. (Alternatively, see Braeview as an example of the completed show home). Situated in this delightful, very popular residential suburb enjoying 180 degree views over the moors and Sheffield. Outside: private driveway, integral double garage with electric door, extensive southerly facing rear garden with patio.

**Price: Asking price £450,000**

**Spencers Agents Limited**

469 Ecclesall Road  
Sheffield  
S11 8PP

Tel: 0114 2683682

[sales@spencersstateagents.co.uk](mailto:sales@spencersstateagents.co.uk)  
[www.spencersstateagents.co.uk](http://www.spencersstateagents.co.uk)

## Specification

1. Gas fired central heating with underfloor heating to the ground floor and all bathrooms, and radiator/towel rails at first and second floor level.
2. White slimline upvc double glazing throughout with Kglass.
3. Security alarm system and smoke detectors.
4. High security composite external door and lockable windows.
5. Satellite television provided to all main rooms and bedrooms.
6. Polished chrome ironmongery and power points throughout.
7. Down lighting to all rooms with energy efficient LED lights.
8. Kitchen fitting to have a range oven with hotplate, dishwasher, integrated fridge/freezer and granite working surfaces.
9. Utility room to have plumbing and space for a washer dryer.
10. Bathroom suites by Villeroy and Boch or equivalent designer bathrooms.
11. Showers to be fully tiled, with half tiling to remaining walls en-suites and bathrooms.

## Accommodation



### Lower Ground Floor

A driveway leads to the;

### Integral Double Garage

25'1 x 17'3 (7.65m x 5.26m)  
With electronic door.

### Ground Floor

A return external staircase leads to the;

### Reception Hall

### Cloakroom

With low flush wc and wash hand basin.

### Lounge

16'2 x 14'2 (4.93m x 4.32m)  
With front facing bay window and double glass doors leading into the

### Family Sitting Room and Dining Room

22'8 x 11'8 (6.91m x 3.56m)  
With double glass doors and extensive glazing and Velux roof lighting leading out into the rear patio and garden.

This room leads in open plan style into the;

### Kitchen

13'7 x 12'8 (4.14m x 3.86m)  
Fitted kitchen with range oven, dishwasher, integrated fridge/freezer and granite work surfaces. Central island unit.

### Utility Room

5'11 x 4'11 (1.80m x 1.50m)  
With space and plumbing for washer dryer.

## First Floor

### Landing

### Master Suite

14'10 x 14'1 (4.52m x 4.29m)  
With door into;

### Dressing Room

10'11 x 14'1 (3.33m x 4.29m)

### En-suite Bathroom

10'2 x 6'11 (3.10m x 2.11m)  
With shower, wash hand basin, and low flush wc.

### Guest Suite (Bedroom Two)

11'6 x 10'11 (3.51m x 3.33m)  
With Jack and Jill access door into the;

### Family Bathroom

With suite comprising double ended whirlpool bath, separate shower cubicle, wash hand basin and low flush wc.

## Second Floor

### Bedroom Three

13'2 x 9'9 (4.01m x 2.97m)

### Bedroom Four

12'2 x 9'9 (3.71m x 2.97m)

### Bedroom Five

8' x 10'1 (2.44m x 3.07m)

### Shower Room

5'4 x 6'10 (1.63m x 2.08m)

### NB

The second floor bedrooms are measured into the eaves with full floor dimensions given. At eaves level height reduced to 0.9m.

### Outside

To the front of the property is a private driveway with retaining walls to either side and raised shrubbery gardens for each property. At the side of each house is a stepped and raised pathway which leads to a wide patio area immediately to the rear of each property.



**Ground Floor**



**First Floor**



**Attic Floor**



**Basement**



Beyond is an extensive garden sloping up to the back boundary and having a depth of approximately 24m. The rear garden contains a natural rockery and is surrounded by mature trees.

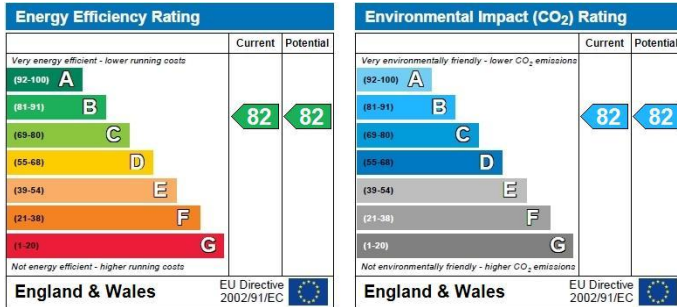
**Tenure: The properties are believed to be freehold.**



**The properties have a 10 year guarantee with Building Life Plan.**

**TENURE: FREEHOLD**

**EPC REPORT**



**Offer Procedure:**

All enquiries and negotiations are conducted via Spencers Ecclesall Road Office. Tel: 0114 268 3682. We are obliged under the Estate Agents Act to "qualify" all offers, and an independent mortgage consultant will speak to you to substantiate your details.

**Additional Services:**

**Free Sales Appraisals**

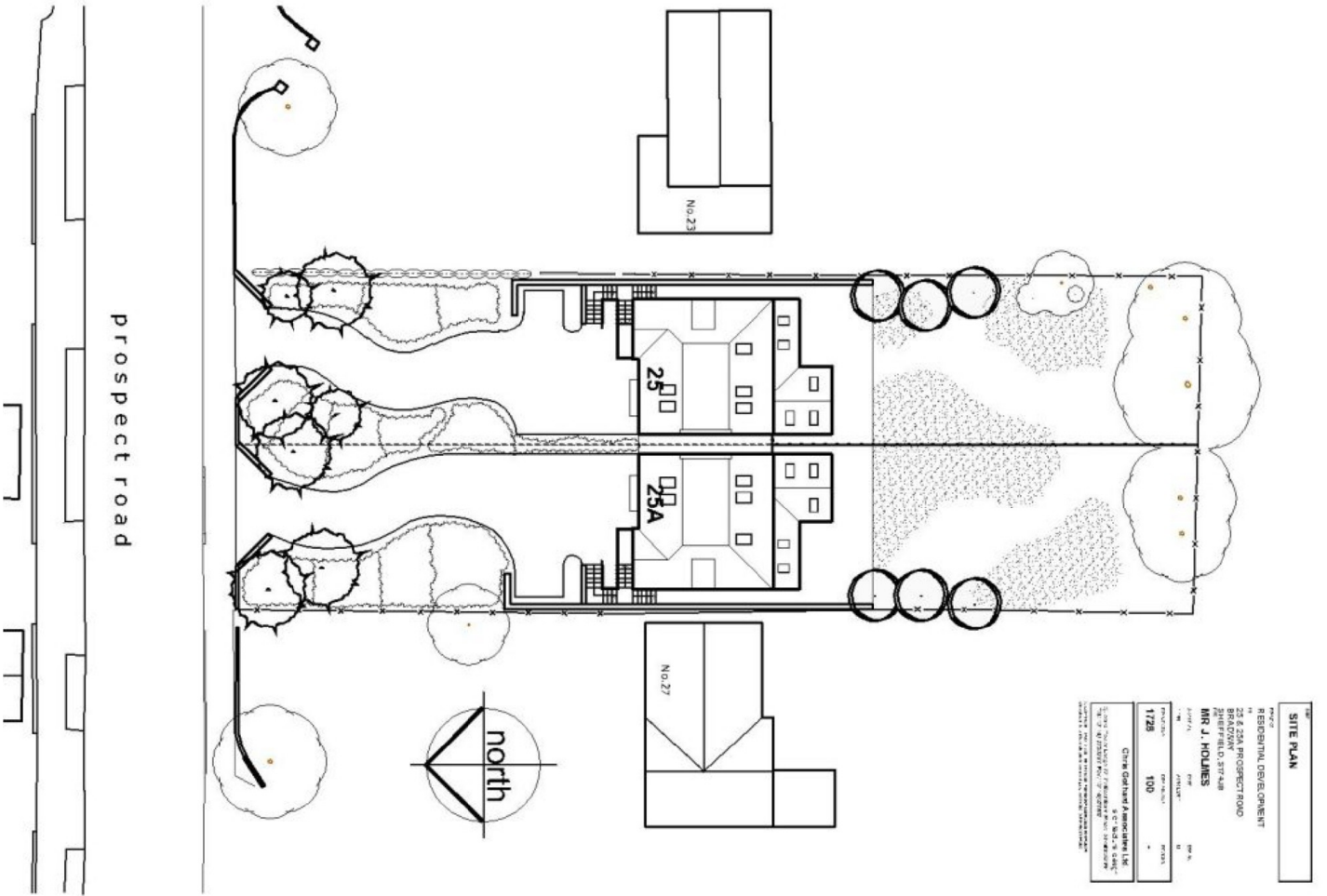
Spencers will be delighted to carry out a free appraisal of your existing property to help you plan your proposed purchase.

**Misdescriptions Act 1991:**

**Spencers for themselves and the Seller or Lessors of this property whose Agents they are give notice that:**

1. The particulars are set out as a general outline only for the guidance of intending buyers or lessors and do not constitute part of an offer or contract.
2. Measurements are given in accordance with the recommendation of the Royal Institute of Chartered Surveyors, and are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements, and should not rely on them as representations of fact.
3. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

**Viewing: Via the Agents on (0114) 268 3682**



SITE PLAN	
PROJECT	RESIDENTIAL DEVELOPMENT
ADDRESS	25 & 25A PROSPECT ROAD
CLIENT	BRADYVALE CITY COUNCIL
DESIGNER	MR. J. HOLMES
DATE	
SCALE	
PROJECT NO.	1728
DATE	100
Chris Goffard & Associates Ltd. 100 The Esplanade, 17th Floor, Auckland, New Zealand Tel: 09 308 8888 Fax: 09 308 8889 www.chrisgoffard.co.nz	



**Spencers Agents Limited**

469 Ecclesall Road  
Sheffield

S11 8PP

Tel: 0114 2683682

[sales@spencersstateagents.co.uk](mailto:sales@spencersstateagents.co.uk)

[www.spencersstateagents.co.uk](http://www.spencersstateagents.co.uk)