



New Smithy Avenue Thurlstone Sheffield S36 9QZ
Price £409,000

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Our show home and marketing suite is open Monday, Thursday & Friday 09:00 – 17:30 Saturday & Sunday 10:00 – 17:00.

The Ash is a smart and quirky home that uses the neighbourhood's topography to its advantage. The master bedroom on the ground floor comes with ensuite and plenty of dressing space to enjoy, away from the other bedrooms of the house. Downstairs, you'll find both the kitchen and the living room, the kitchen has French doors, offering views and access to the garden at the back. Upstairs is a spacious landing area leading to two more bedrooms and a bathroom. The property also comes with a W/C on the lower ground floor.

The Brooklands is an exclusive development of 3 & 4 bedroom homes, beautifully finished to exquisite specifications. As with any Newett Homes development, the design and features at The Brooklands are inspired by the way people live their lives. We build homes that function as beautifully as they look, creating the very best backdrop for a lifetime of treasured memories. There's something special about Newett Homes, and you can feel it the second you walk through the door.

With its stunning collection of 3 & 4 bedroom family homes, The Brooklands has a home that's right for every kind of homeowner. Each property on this development is beautifully-finished in stone. Newett Homes is renowned for designing fine street scenes and The Brooklands doesn't disappoint. But our commitment to quality is much more than skin deep. Behind every attractive façade is a thoughtfully-designed and beautifully-finished interior. Imaginative use of space and practical features come as standard; clever storage, ample bathrooms, en-suites and flexible family-friendly kitchen/diner areas with energy-efficient high specification appliances.

- 10 YEAR NHBC WARRANTY
- DETACHED HOUSE WITH INTEGRAL GARAGE
- MASTER WITH EN-SUITE
- INTEGRATED APPLIANCES
- DOWNSTAIRS WC
- ACCOMMODATION OVER 3 LEVELS





LOCATION

Village life and natural beauty - the stunning new homes at The Brooklands are located in an idyllic and typical Yorkshire setting without sacrificing the needs and wants of modern life. Your new home brings you the best of all worlds without far to go for it. With both Sheffield and Huddersfield less than 15 miles away and The Peak District right on your doorstep, you've got the choice of viewing stunning landscapes, visiting quaint Yorkshire villages or joining the hustle and bustle of busy cities and towns. You've also got quick access to the M1 taking you to Leeds, Barnsley, Wakefield and beyond.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

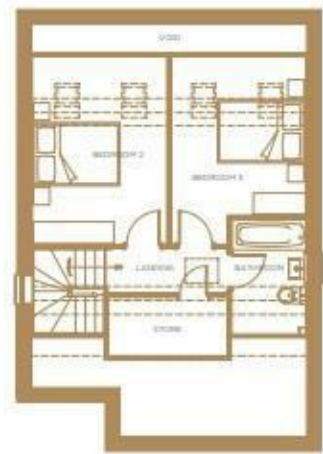
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



OVERALL AREA

115.7 M2

1246 SQ FT

PLOTS

2 - 7

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. CGI's are also indicative, external finishes and features may vary.

LOWER GROUND FLOOR

	METRIC (M)	IMPERIAL
Kitchen	5.90 x 3.20	19'4" x 10'5"
Living Room	5.90 x 3.10	19'4" x 10'2"
Utility	3.00 x 2.20	9'8" x 7'2"
Store	3.20 x 2.20	10'5" x 7'2"
W.C.	1.90 x 1.20	6'2" x 3'9"

GROUND FLOOR

Master Bedroom / Dressing	6.30 x 5.10	20'7" x 16'7"
En-Suite	2.50 x 2.00	8'2" x 6'6"
Store	2.00 x 1.20	6'6" x 4'0"
Garage	3.00 x 5.50	9'8" x 18'0"

FIRST FLOOR

Bedroom 2	4.30 x 3.10	14'1" x 10'2"
Bedroom 3	4.30 x 3.10	14'1" x 10'2"
Bathroom	2.70 x 1.70	8'9" x 5'6"
Store	2.80 x 1.40	9'2" x 4'6"

SHEFFIELD

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC	