



227 Dobcroft Road  
Sheffield, South Yorkshire

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**Blenheim**  
Park Estates



### Exterior and Gardens

To the front of the property, a driveway provides parking for several vehicles and has exterior lighting, a small lawned area and a rockery border with flowers. Access can be gained to the tandem garage. A path also leads to the main entrance door with a rockery border to one side.

### Tandem Garage

32'10 x 11'5 (10.00m x 3.48m)

Having an electric roller shutter door, a rear facing timber obscured glazed window, light and power. The garage houses the Ideal boiler and a timber door with obscured glazed panels opens to the rear.

A Substantial Five Bedroomed  
Detached Family Residence





## Welcome to 227 Dobcroft Road

This five bedroomed detached residence sits within a sizeable plot in a popular area of Sheffield. Offering substantial family accommodation and a beautiful rear garden with the benefit of a south-westerly aspect, 227 Dobcroft Road presents an ideal opportunity for a growing family.



Filled with an abundance of natural light throughout, 227 Dobcroft Road boasts two large reception rooms, a lovely dining room that flows seamlessly into the breakfast kitchen and a useful utility room with an integrated oven and microwave. Located on the first floor is an exceptionally spacious master bedroom suite incorporating a fitted dressing room and an en-suite bathroom. There are also four additional good-sized bedrooms, a family bathroom and a separate WC.

The exterior spaces of this home have been thoughtfully landscaped to make the most of the advantageous aspect. A large two-tier stone seating terrace offers plenty of space for comfortable seating whether you are relaxing in the sunshine or entertaining family and friends. Beyond the terrace is a wonderful lawned garden that is filled with established planting and has a private pedestrian gate opening to Ecclesall Woods.

Equipped with twelve solar panels, which offer both money back and energy usage, 227 Dobcroft Road has a high C EPC rating.

227 Dobcroft Road is located with good access to Millhouses and Ecclesall, which offer amenities such as supermarkets, shops, restaurants, cafes, bars and public houses. There is reputable schooling within the local area including Dobcroft and Silverdale which are highly regarded, and access to lovely outdoor spaces including Ecclesall Woods, Whirlow Brook Park and Millhouses Park. For other recreational activities, there is a sports club within a short drive and multiple golf clubs, namely Beauchief, Abbeydale and Dore & Totley. Rail journeys are made convenient by Dore & Totley train station, which is located just a short distance from the home and provides routes to Sheffield, Manchester and connecting lines to London. Additionally, the Peak District National Park is easily accessible within a reasonable drive.



## Offering Substantial Family Accommodation in a Highly Sought-After Area of Sheffield

**The property briefly comprises of on the ground floor:** Entrance hall, WC, under-stairs storage cupboard, lounge, sitting room, breakfast kitchen, utility room, dining room and pantry. Accessed externally is the tandem garage.

**On the first floor:** Landing, storage cupboard 1, linen cupboard, storage cupboard 2, WC, storage cupboard 3, bathroom, bedroom 2, bedroom 4, bedroom 3, bedroom 5/office, balcony, master bedroom, master dressing room and master en-suite bathroom.

### Ground Floor

A composite door with double glazed obscured panels and matching side panels opens to the:

### Entrance Hall

Having a side facing UPVC double glazed obscured panel, flush light point, wall mounted light point, central heating radiator and engineered timber flooring. Timber doors open to the lounge, WC and under-stairs storage cupboard. A timber door with glazed panels opens to the dining room.

### WC

Having a side facing timber obscured glazed window, low-level WC and a wall mounted wash hand basin with a chrome mixer tap and a tiled splash back.

### Under-Stairs Storage Cupboard

Having cloaks hanging and engineered timber flooring.

### Lounge

20'11 x 12'9 (6.73m x 3.89m)  
A spacious reception room with a front facing UPVC double glazed window, flush light points, central heating radiators and a telephone point. The focal point of the room is the Inglenook fireplace with dog grate fire, fitted benches, shelves, brick surround and hearth. Double timber doors with glazed panels open to the sitting room.

### Sitting Room

19'0 x 13'5 (5.80m x 4.10m)  
A bright and airy reception room with a side facing timber double glazed window, coved ceiling, recessed lighting, Mitsubishi air conditioning unit, central heating radiator and a TV/aerial point. A timber door with glazed panels opens to the breakfast kitchen. Double aluminium sliding doors with double glazed panels open to the rear garden.

### Breakfast Kitchen

17'6 x 15'6 (5.33m x 4.73m)  
A modern breakfast kitchen with ample space for breakfast seating and having pendant light points, recessed lighting and a central heating radiator. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, glazed splash backs, under-counter lighting and an inset 1.5 bowl Franke sink with an

Insinkerator boiling water tap and electric waste disposal. The integrated appliances include a four-ring induction hob with two Hotpoint extractor fans, an AEG fan assisted oven and grill, a Hotpoint dishwasher, a wine cooler and an under-counter fridge. A timber door opens to the utility room and an opening also gives access to the dining room. A sliding aluminium door with double glazed panels opens to the rear garden.

### Utility Room

Having Velux roof windows, recessed lighting and a central heating radiator. To one wall, there is a range of fitted base/wall and drawer units, incorporating matching work surfaces, splash backs, under-counter lighting and an inset 1.0 bowl sink with a mixer tap. There is an integrated Neff fan assisted oven and a Bosch microwave. There is space/provision for an automatic washing machine and an American style fridge/freezer. UPVC doors with double glazed integrated windows open to the front and rear of the property.

### Dining Room

9'10 x 9'6 (3.00m x 2.90m)  
Having a side facing UPVC double glazed window, recessed lighting, Mitsubishi air conditioning unit, central heating radiators and engineered oak flooring. A timber door opens to the pantry. A timber door with glazed panels opens to the sitting room.

### Pantry

Having a side facing UPVC double glazed obscured panel, wall mounted light point and a power point.

From the entrance hall, a staircase with a timber hand rail rises to the:

### First Floor

### Landing

Having a front facing timber double glazed oriel window, wall mounted light points and a central heating radiator. Timber doors open to storage cupboard 1, linen cupboard, storage cupboard 2, WC, storage cupboard 3, bathroom, bedroom 2, bedroom 4, bedroom 3, bedroom 5/office and master bedroom suite. Access can also be gained to a loft space.

### Storage Cupboard 1

Having a fitted shelf.

### Linen Cupboard

Having fitted shelving.

### Storage Cupboard 2

Having fitted shelving.

### WC

Having a side facing timber obscured glazed window, flush light point and a wall mounted light point. There is a low-level WC with an integrated wash hand basin and a chrome mixer tap.



**Breakfast Kitchen**  
17'6 x 15'6 (5.33m x 4.73m)

A modern breakfast kitchen with ample space for breakfast seating and having pendant light points, recessed lighting and a central heating radiator. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, glazed splash backs, under-counter lighting and an inset 1.5 bowl Franke sink with an Insinkerator boiling water tap and electric waste disposal. The integrated appliances include a four-ring induction hob with two Hotpoint extractor fans, an AEG fan assisted oven and grill, a Hotpoint dishwasher, a wine cooler and an under-counter fridge. A timber door opens to the utility room and an opening also gives access to the dining room. A sliding aluminium door with double glazed panels opens to the rear garden.

A Modern Breakfast Kitchen, Featuring  
a Range of Integrated Appliances



**Dining Room**  
9'10 x 9'6 (3.00m x 2.90m)

Having a side facing UPVC double glazed window, recessed lighting, Mitsubishi air conditioning unit, central heating radiators and engineered oak flooring. A timber door opens to the pantry. A timber door with glazed panels opens to the sitting room.





**Sitting Room**  
19'0 x 13'5 (5.80m x 4.10m)

A bright and airy reception room with a side facing timber double glazed window, coved ceiling, recessed lighting, Mitsubishi air conditioning unit, central heating radiator and a TV/aerial point. A timber door with glazed panels opens to the breakfast kitchen. Double aluminium sliding doors with double glazed panels open to the rear garden.

A Bright & Airy  
Reception Room





**Lounge**  
20'11 x 12'9 (6.73m x 3.89m)

A spacious reception room with a front facing UPVC double glazed window, flush light points, central heating radiators and a telephone point. The focal point of the room is the Inglenook fireplace with dog grate fire, fitted benches, shelves, brick surround and hearth. Double timber doors with glazed panels open to the sitting room.



## Balcony

12'10 x 12'6 (3.90m x 3.80m)

Being enclosed by wrought iron balustrading and overlooking the garden.

227 Dobcroft Road



## Close to Highly Regarded Local Schooling and Ease of Access to Amenities

### Storage Cupboard 3

Housing the photovoltaic power inverter for solar panels.

### Bathroom

Having a side facing UPVC double glazed obscured window, flush light point, extractor fan, partially tiled walls, central heating radiator and a shaver point. There is a suite in white, which comprises of a low-level WC and an Imex pedestal wash hand basin with an Instinct chrome mixer tap. Also having a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.

### Bedroom 2

12'6 x 8'11 (3.80m x 2.73m)

A bright double bedroom with rear facing UPVC double glazed windows, flush light point, wall mounted light points and a central heating radiator.

### Bedroom 4

10'2 x 9'10 (3.10m x 3.00m)

Having a front facing UPVC double glazed window, flush light point and a central heating radiator. There is a range of fitted furniture, incorporating long hanging and shelving.

### Bedroom 3

10'2 x 9'10 (3.10m x 3.00m)

Another double bedroom with a front facing UPVC double glazed window, flush light point, central heating radiator and timber effect flooring. There is a range of fitted furniture, incorporating short hanging and shelving.

### Bedroom 5/Office

12'10 x 8'11 (3.90m x 2.73m)

Currently being used as an office with a rear facing UPVC double glazed window, recessed lighting, central heating radiator and TV/aerial/data points. A UPVC door opens to a balcony.

### Balcony

12'10 x 12'6 (3.90m x 3.80m)

Being enclosed by wrought iron balustrading and overlooking the garden.

### Master Bedroom

14'5 x 11'5 (4.40m x 3.47m)

An exceptionally spacious master bedroom with rear and side facing UPVC double glazed windows that have fitted shutters, covered ceiling, flush light points and central heating radiators. There is a range of fitted furniture, incorporating short hanging and shelving. A wide opening gives access to the master dressing room.

### Master Dressing Room

Having a side facing UPVC double glazed obscured panel, coved ceiling, pendant light point and a strip light. There is a range of fitted furniture, incorporating long hanging, shelving and a vanity table with drawers. To one wall, there is a fitted cabinet containing an inset RAK Ceramics wash hand basin with a chrome mixer tap, a fitted vanity mirror and a shaver point. A timber door with obscured glazed panels opens to the master en-suite bathroom.

### Master En-Suite Bathroom

Having a front facing UPVC double glazed obscured window, flush light point, two fully tiled walls with the rest partially tiled and a central heating radiator. There is a suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a spa bath with a chrome mixer tap and a fitted shower. Access can be gained to a loft space.

### Exterior and Gardens

To the front of the property, a driveway provides parking for several vehicles and has exterior lighting, a small lawned area and a rockery border with flowers. Access can be gained to the tandem garage. A path also leads to the main entrance door with a rockery border to one side.

### Tandem Garage

32'10 x 11'5 (10.00m x 3.48m)

Having an electric roller shutter door, a rear facing timber obscured glazed window, light and power. The garage houses the Ideal boiler and a timber door with obscured glazed panels opens to the rear.

From the driveway, a timber pedestrian gate opens to the left side of the property where there is a storage area and access can be gained to the utility room.

To the rear of the property, there is a two-tier stone flagged seating terrace with exterior lighting, an external power point and hot and cold water taps. To one corner, there is a brick-built fish pond, set beneath a timber pergola. Part of the seating terrace is bordered by wrought iron railings. Access can be gained to the breakfast kitchen, utility room, sitting room and tandem garage.

From the seating terrace, double wrought iron pedestrian gates open to the garden, which is mainly laid to lawn. The garden contains established planted borders with trees, shrubs and flowers. A gravelled path meanders to the left side of the garden, where there is a pond and rockery. The path continues to the bottom of the garden to a raised timber planter, provision for a greenhouse and a timber archway leading to a composting area. A timber pedestrian gate opens to Ecclesall Woods. The garden is fully enclosed by timber fencing and mature hedging, providing privacy and security to this fabulous family home.



**Master Bedroom**  
**14'5 x 11'5 (4.40m x 3.47m)**

An exceptionally spacious master bedroom with rear and side facing UPVC double glazed windows that have fitted shutters, coved ceiling, flush light points and central heating radiators. There is a range of fitted furniture, incorporating short hanging and shelving. A wide opening gives access to the master dressing room.



An Exceptionally Spacious  
Master Bedroom Suite





**Bedroom 2**

12'6 x 8'11 (3.80m x 2.73m)

A bright double bedroom with rear facing UPVC double glazed windows, flush light point, wall mounted light points and a central heating radiator.





**Master Dressing Room**

Having a side facing UPVC double glazed obscured panel, coved ceiling, pendant light point and a strip light. There is a range of fitted furniture, incorporating long hanging, shelving and a vanity table with drawers. To one wall, there is a fitted cabinet containing an inset RAK Ceramics wash hand basin with a chrome mixer tap, a fitted vanity mirror and a shaver point. A timber door with obscured glazed panels opens to the master en-suite bathroom.



**Bedroom 3**

**10'2 x 9'10 (3.10m x 3.00m)**

Another double bedroom with a front facing UPVC double glazed window, flush light point, central heating radiator and timber effect flooring. There is a range of fitted furniture, incorporating short hanging and shelving.



**Master En-Suite Bathroom**

Having a front facing UPVC double glazed obscured window, flush light point, two fully tiled walls with the rest partially tiled and a central heating radiator. There is a suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a spa bath with a chrome mixer tap and a fitted shower. Access can be gained to a loft space.

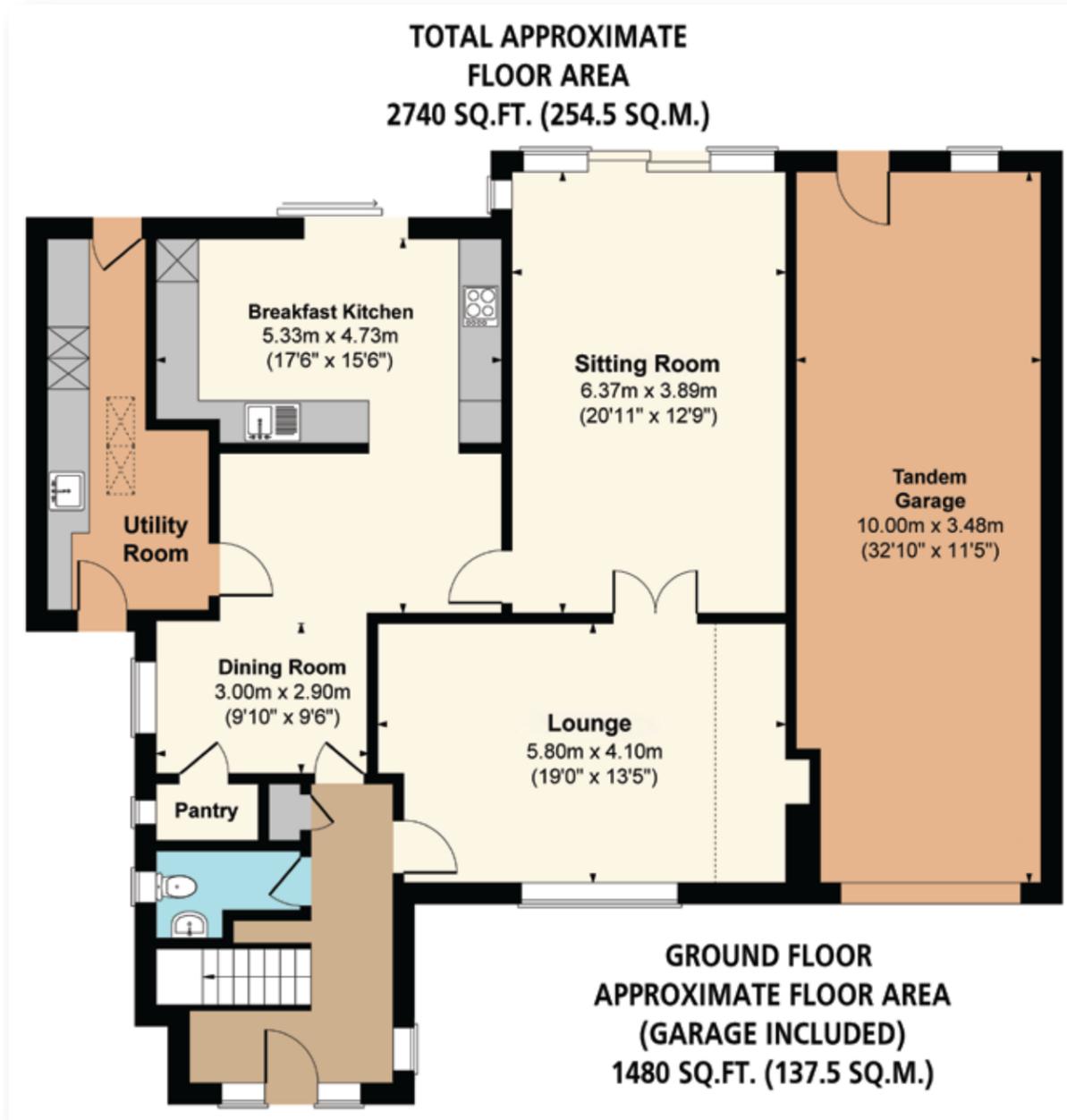


**Bedroom 5/Office**

**12'10 x 8'11 3.90m x 2.73m)**

Currently being used as an office with a rear facing UPVC double glazed window, recessed lighting, central heating radiator and TV/aerial/data points. A UPVC door opens to a balcony.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Exterior and Gardens Continued

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To the rear of the property, there is a two-tier stone flagged seating terrace with exterior lighting, an external power point and hot and cold water taps. To one corner, there is a brick-built fish pond, set beneath a timber pergola. Part of the seating terrace is bordered by wrought iron railings. Access can be gained to the breakfast kitchen, utility room, sitting room and tandem garage.

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A Beautiful, South-Westerly  
Facing Rear Garden





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Viewing strictly by appointment with our consultant on

0114 358 2020

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

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**Tenure:** Freehold

**Council Tax Band:** G

**Services:** Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the premises up to 1000 MBPS and the mobile signal quality is good.

**Rights of Access/Shared Access:** None.

**Covenants/Easements/Wayleaves and Flood Risk:** There is a covenant that relates to the type of boundary wall on the roadside, but no easements or wayleaves. 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.



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**Offers in the Region of £925,000**