



24 Wigfull Road
Ecclesall, Sheffield

Exterior and Gardens

To the front of the property, is a driveway that leads down the right side of the property and provides parking for two vehicles. Stone steps rise from the driveway to a path flanked by hedging and shrubs, which leads to the main entrance door.



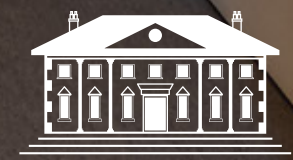
A Stunning Four Bedroomed
Semi-Detached Home





Entrance Hall

Extending a warm welcome to the home with a coved ceiling, pendant light points, central heating radiator, telephone point and deep skirtings. Timber doors with glazed panels open to the lounge, dining room, breakfast kitchen and staircase leading to the basement level.



24 Wigfull Road

Welcome to 24 Wigfull Road

Situated within a quiet location that backs directly onto the Botanical Gardens, 24 Wigfull Road is a delightful four bedroomed semi-detached residence providing well-proportioned family accommodation over three floors. A few minutes walk from Ecclesall Road, and close to highly regarded schooling and the city centre, this superb home is in an ideal spot for enjoying all that Sheffield has to offer.

The property is filled with natural light throughout and retains a wealth of Victorian character, creating a truly wonderful home environment. A stunning open plan lounge and dining room showcase a square bay window, pine flooring and a fireplace housing a log burner. A charming breakfast kitchen provides a functional space and includes a two-oven Aga and double doors that open out to a large decked terrace, allowing you to entertain and dine outside with ease.

On the first floor are two double bedrooms, a single bedroom and a luxurious family bathroom that is well-appointed. On the second floor, ideal for guests or use as a whole-floor suite, the third light-filled double bedroom boasts views towards the Botanical Gardens via a large architect-designed dormer window, and has an adjacent contemporary wet room and separate study that could have alternative uses as a nursery or dressing room.

24 Wigfull Road has the benefit of off-road parking for two vehicles within a private driveway and a pleasant landscaped garden to the rear. The garden is fully enclosed, adding privacy, and to one corner, there is a raised seating area that is perfect on a sunny day and has mature planted borders containing some specimen planting and a water feature.

Located in a highly sought-after area, 24 Wigfull Road has convenient access to the amenities of Ecclesall Road, which include a variety of shops, restaurants, public houses, cafes and bars. There are many opportunities within a short distance of the home for enjoying the outdoors, such as the Sheffield Botanical Gardens, Endcliffe Park and Porter Valley. For education and healthcare professionals, Sheffield's main private and NHS hospitals and university campuses are reachable within a short commute. Additionally, there is a range of highly regarded schooling available in the surrounding areas.

The property briefly comprises of on the ground floor: Entrance hall, lounge, dining room and breakfast kitchen.

On the first floor: Landing, bedroom 4, principal bedroom, family bathroom, linen cupboard, under-stairs storage cupboard and bedroom 2.

On the second floor: Landing, wet room, bedroom 3 and study.

Basement level: Cellar and pantry.

Ground Floor

A timber main entrance door with obscured double glazed panels and a double glazed panel above opens to the:

Entrance Hall

Extending a warm welcome to the home with a coved ceiling, pendant light points, central heating radiator, telephone point and deep skirtings. Timber doors with glazed panels open to the lounge, dining room, breakfast kitchen and staircase leading to the basement level.

Lounge

12'11 x 11'11 (3.93m x 3.64m)

A homely, light-filled reception room with a front facing timber double glazed square bay window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator, TV/aerial cabling, deep skirtings and pine flooring. The focal point of the room is the Arrow log burner with a timber mantel and a granite surround/hearth. There is a range of fitted furniture, incorporating shelving and cupboards.



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A Beautiful Lounge, Featuring
a Log Burner & Bay Window



Dining Room

15'0 x 11'0 (4.57m x 3.60m)

A fabulous space for dining with rear facing timber double glazed sash windows, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator, deep skirtings and pine flooring. Double timber doors with glazed panels open to the breakfast kitchen.



A Wonderful Dining Room,
Filled with Natural Light



Breakfast Kitchen

14'5 x 11'11 (4.40m x 3.62m)

A superb breakfast kitchen with a rear facing timber double glazed window, a rear facing timber double glazed panel, coved ceiling, recessed lighting and tiled flooring. There is a range of fitted base and wall units, incorporating matching granite work surfaces, upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There are also built-in storage cupboards with shelving, and an under-counter Bose bass unit with two Bose wall speakers. The focal point of the kitchen is the Aga, comprising two hot plates and two ovens. There is also space/provision for two under-counter appliances and a freestanding fridge/freezer. Double hardwood doors with double glazed panels open to the rear of the property.



A Fabulous Breakfast
Kitchen with an Aga





24 Wigfull Road

Nestled in Quiet Location Backing onto Botanical Gardens and Only a Minutes Walk Away from Ecclesall Road

Dining Room

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From the entrance hall, a timber door with glazed panels opens to a stone staircase, which leads down to the:

Basement Level

Cellar

11'0 x 10'10 (3.36m x 3.30m)

Having light, power and a cupboard housing the Worcester boiler. A timber door opens to the pantry.

Pantry

Having light, power, a small work surface with further space for an under-counter appliance, and storage for groceries. Also housing a 'mainsboost' water-pressure boosting cylinder.

Ground Floor Continued

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

First Floor

Landing

Having a pendant light point, a central heating radiator and deep

skirtings. A timber door with obscured glazed panels opens to bedroom 4. Timber doors also open to the principal bedroom, family bathroom, under-stairs storage cupboard, bedroom 2 and staircase to the second floor.

Bedroom 4

8'10 x 5'10 (2.70m x 1.79m)

Having a front facing timber double glazed window with fitted shutters, pendant light point and a central heating radiator. There is a built-in cupboard with shelving.

Principal Bedroom

10'10 x 10'5 (3.92m x 3.65m)

A fabulous principal bedroom with a front facing timber double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, one partially panelled wall, central heating radiator and deep skirtings.

Family Bathroom

A well-appointed family bathroom with a rear facing timber double glazed sash window, coved ceiling, recessed lighting, extractor fan, partially panelled walls and a central heating radiator with a towel rail. Also having a chrome heated towel rail, a shaver point, deep skirtings and tiled flooring. The suite in white comprises of a Villeroy & Boch low-level WC and two matching pedestal wash hand basins with chrome mixer taps and a vanity mirror above. Part of the suite is the freestanding bath with a chrome mixer tap and a hand shower facility. To enhance bath times, there is also an in-wall bluetooth amplifier that connects to an enclosed Bose bass speaker and two Cambridge shelf speakers. To one corner, is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. A timber door opens to the linen cupboard.

Linen Cupboard

Having recessed lighting, shelving and drawers.

Under-Stairs Storage Cupboard

With one fitted shelf.

Bedroom 2

12'0 x 11'11 (3.65m x 3.62m)

Another double bedroom with a rear facing timber double glazed window, pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating long hanging and shelving. Also having access to a useful boarded loft space via a pull-down ladder.

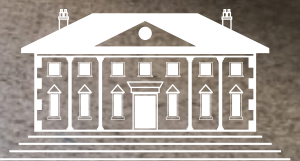




Principal Bedroom

10'10 x 10'5 (3.92m x 3.65m)

A fabulous principal bedroom with a front facing timber double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, one partially panelled wall, central heating radiator and deep skirtings.



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Bedroom 3

13'11 x 13'5 (4.25m x 4.08m)

A spacious bedroom with rear and side facing timber double glazed windows, including a generous dormer window with views to the Botanical Gardens. Also having a pendant light point, recessed lighting, central heating radiator, TV/aerial point and deep skirtings. A timber door opens to the study.





Wet Room

A contemporary wet room with Velux roof windows, three fully tiled walls, wall mounted light points, chrome heated towel rail and electric under floor heating. There is a suite in white, which comprises of a low-level WC and a Burlington wash hand basin with a Hudson chrome mixer tap. To one wall is a wet room shower with a fitted rain head shower and separate hand shower facility. Access can be gained to eaves storage with shelving.



Bedroom 2

12'0 x 11'11 (3.65m x 3.62m)

Another double bedroom with a rear facing timber double glazed window, pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating long hanging and shelving. Also having access to a useful boarded loft space via a pull-down ladder.



24 Wigfull Road



Offering Bright, Well-Proportioned Family Accommodation in a Sought-After Area

From the landing, a timber door opens to a staircase, which rises to the:

Second Floor

Landing

Having a Velux roof window, pendant light points, wall mounted light points, central heating radiator, deep skirtings and a timber balustrade. Timber doors open to the wet room and bedroom 3. Access can be gained to the loft space and eaves.

Wet Room

A contemporary wet room with Velux roof windows, three fully tiled walls, wall mounted light points, chrome heated towel rail and electric under floor heating. There is a suite in white, which comprises of a low-level WC and a Burlington wash hand basin with a Hudson chrome mixer tap. To one wall is a wet room shower with a fitted rain head shower and separate hand shower facility. Access can be gained to eaves storage with shelving.

Bedroom 3

13'11 x 13'5 (4.25m x 4.08m)

A spacious bedroom with rear and side facing timber double glazed windows, including a generous dormer window with views to the Botanical Gardens. Also having a pendant light point, recessed lighting,

central heating radiator, TV/aerial point and deep skirtings. A timber door opens to the study.

Study

8'10 x 6'1 (2.70m x 1.86m)

Having a Velux roof window, recessed lighting and a central heating radiator.

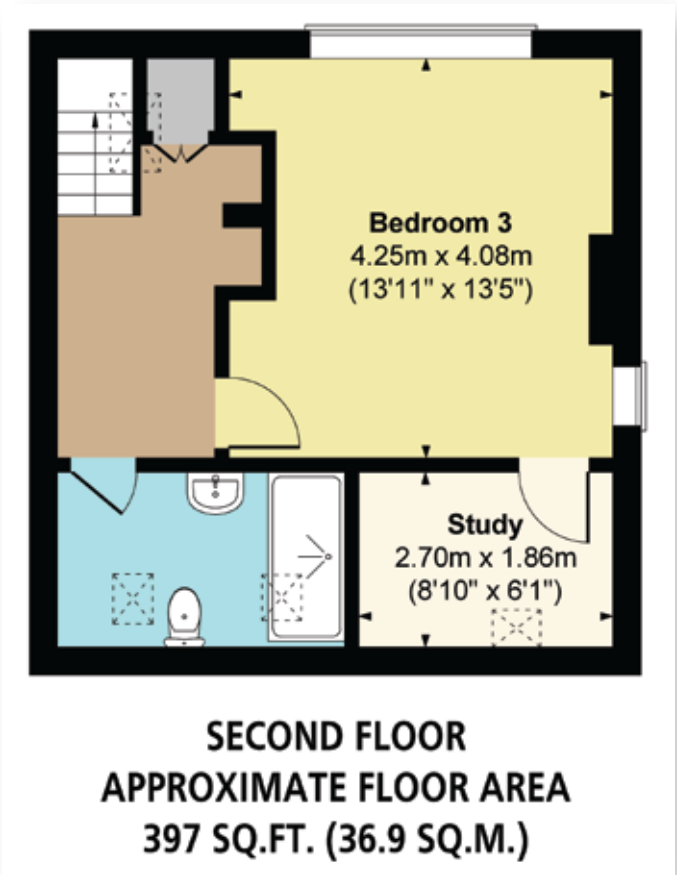
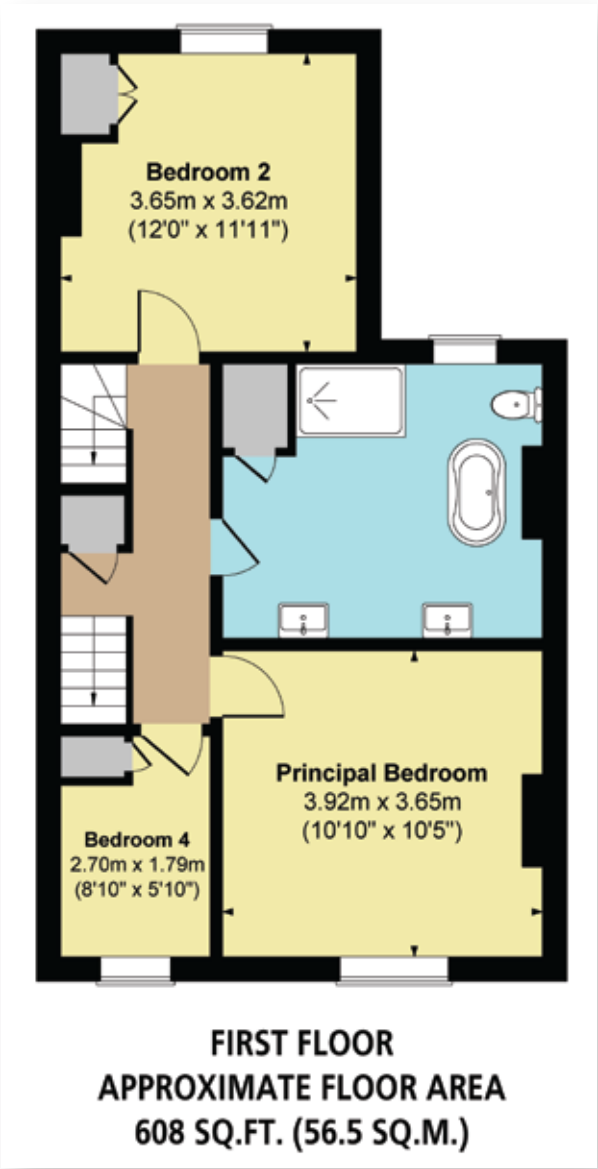
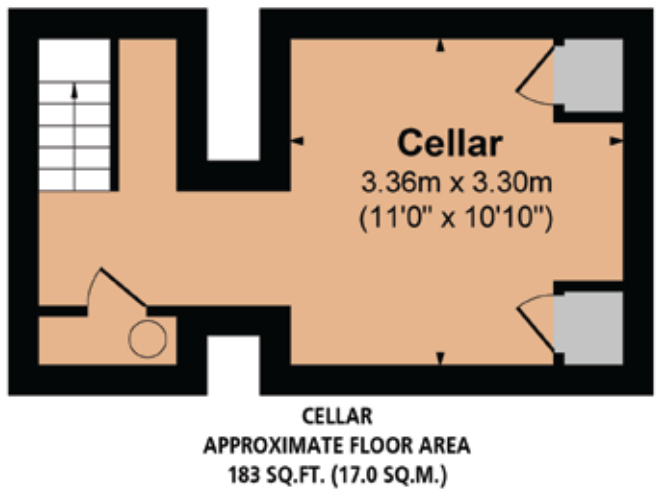
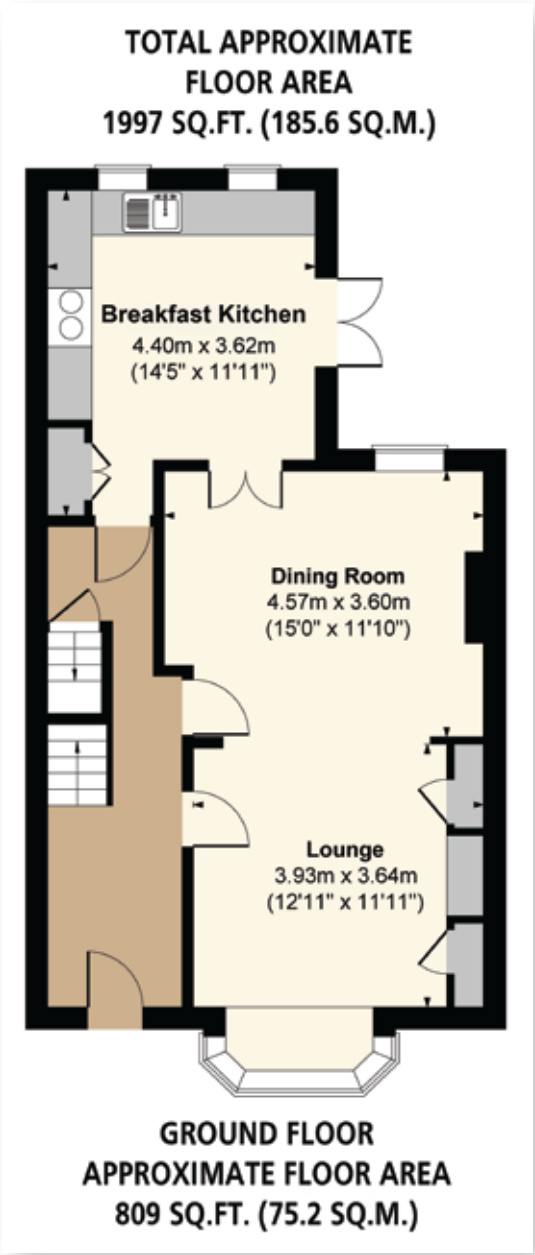
Exterior and Gardens

To the front of the property, is a driveway that leads down the right side of the property and provides parking for two vehicles. Stone steps rise from the driveway to a path flanked by hedging and shrubs, which leads to the main entrance door.

A timber gate opens from the driveway to the rear of the property where there is a large timber decked seating terrace. The terrace is a fabulous space for outdoor entertaining and dining with exterior lighting and access to the breakfast kitchen. A step leads down to an area that has a water tap.

Beyond the terrace, is a small lawn with a stone bench. Timber steps with resin insets rise to a timber decked terrace that is surrounded by mature plants and has a water feature. The garden is fully enclosed by stone walling and fencing, adding privacy and security to this excellent family home.





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



Exterior and Gardens Continued

A timber gate opens from the driveway to the rear of the property where there is a large timber deck seating terrace. The terrace is a fabulous space for outdoor entertaining and dining with exterior lighting and access to the breakfast kitchen. A step leads down to an area that has a water tap.

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*Image for Illustration Purposes Only

A Pleasant, Landscaped
Garden to the Rear





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: E

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

Rights of Access/Shared Access: None.

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.



24 Wigfull Road
Ecclesall, Sheffield,
Sheffield, South Yorkshire S11 8RJ

Offers in the Region of £750,000