

319 FULWOOD ROAD



BLENHEIM





BREAKFAST KITCHEN

Located in a highly sought-after area and perfectly appointed for a growing family, welcome to this delightful property. 319 Fulwood Road offers beautiful living spaces, including a lounge with a fireplace, a modern breakfast kitchen and four double bedrooms.

Upon entering the home, you are greeted by a characterful entrance vestibule and hallway. The lounge is light-filled and has a fireplace, whilst the dining kitchen is well-appointed and spacious. Offering additional living space, the lower ground floor has a sitting room, a utility room and a vaulted cellar.

The first floor of the home has three double bedrooms and a contemporary family bathroom. Whilst the second floor offers a wonderfully private master bedroom suite that has a free-standing bath and an en-suite shower room. Externally, there is a low-maintenance rear garden with a patio, a raised seating terrace and garage.

319 Fulwood Road is close to the amenities of Fulwood, which include shops and public houses. Close by are both private and public hospitals and good private and public schooling. The property is a short distance from Sheffield's city centre and the Peak District can be reached in a short journey.

The property briefly comprises the ground floor: Entrance vestibule, entrance hallway, lounge, breakfast kitchen and WC.

On the lower ground floor: Landing, inner hallway, sitting room, utility room, shower room, storage cupboard and vaulted cellar.

On the first floor: Bedroom 4, bedroom 3, storage cupboard, family bathroom, bedroom 2.

On the second floor: Master bedroom and master en-suite shower room.

Outbuildings: Garage.



LOUNGE

A fabulous family home in the heart of a sought-after location.

GROUND AND LOWER GROUND FLOOR

A heavy timber door with a glazed panel above opens to the:

Entrance Vestibule

With a coved ceiling, deep skirtings, tiled flooring and an inset mat well. Timber double doors with double glazed panels open to the entrance hallway.

Entrance Hallway

Having a coved ceiling, pendant light point, wall mounted light point, central heating radiator with a decorative cover, deep skirtings and timber flooring. Timber doors open to the lounge, breakfast kitchen, WC and the lower ground floor.

Lounge

12’8 x 12’5 (3.87m x 3.78m)

A stunning lounge with a front facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator, deep skirtings and timber flooring. Fitted furniture includes shelving. The focal point of the room is the fireplace with a timber surround and mantle and a tiled hearth.

Breakfast Kitchen

17’0 x 13’0 (5.18m x 3.97m)

A well-appointed breakfast kitchen having rear facing timber double glazed recently fully refurbished sash windows, pendant light point with a decorative ceiling rose, central heating radiators, deep skirtings and Amtico flooring. There is a range of fitted base/wall and drawer units incorporating a granite work surface, and an inset 2.0 bowl stainless steel sink with a chrome mixer tap. Appliances include an AEG four-ring induction hob, an AEG extractor hood, a Samsung full-height French-style double fridge/freezer and built in AEG steam oven /grill, built in AEG combination oven/ microwave and a wine fridge. Fitted furniture includes shelving, wine rack and butlers pantry.

WC

With recessed lighting and timber flooring. There is a suite comprising a low-level WC and a wash hand basin with traditional chrome taps.

From the entrance hallway, a timber door with a double glazed panel opens to a staircase with a timber handrail that descends to the lower ground floor.

Lower Ground Floor

Landing

Having a flush light point. Timber doors open to the shower room, inner hallway and sitting room.

Shower Room

With a recessed light point, extractor fan, tiled flooring, A Suite in white comprises a low-level WC and a wall mounted wash hand basin with chrome taps. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

Inner Hallway

With a pendant light point. A timber door opens to the utility room and an opening gives access to the vaulted cellar.

Utility Room

11’4 x 11’3 (3.45m x 3.43m)

Having recessed lighting and a central heating radiator. There is a work surface with an inset 1.0 belfast sink with traditional chrome taps and the provision for a washing machine, tumble dryer and a full-height fridge/freezer. A timber door opens to a storage cupboard.



SITTING ROOM



LOUNGE



LOUNGE



SITTING ROOM



BREAKFAST KITCHEN



SHOWER ROOM

LOWER GROUND AND FIRST FLOOR

Storage Cupboard

Housing the Worcester bosch boiler and 300l mains pressure hot water cylinder.

Vaulted Cellar

22'10 x 5'6 (6.97m x 1.68m)

With a flush light point, water proof membrane tanking to ceiling, wall and floors. Containing mains pressure water pump.

Sitting Room

16'9 x 12'2 (5.11m x 3.70m)

A beautiful sitting room that has a coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator, deep skirtings and amtico herringbone flooring. A composite door with a double glazed panel and a composite double door with double glazed panels and a panel above open to the rear of the property.

From the entrance hallway, a staircase with a timber handrail rises to the:

First Floor

Landing

Having a coved ceiling and a pendant light point. Timber doors open to bedroom 4, bedroom 3, storage cupboard, family bathroom and bedroom 2.

Bedroom 4

9'11 x 7'3 (3.02m x 2.21m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator. A timber door opens to a walk-in wardrobe that has recessed lighting and shelving.

Bedroom 3

13'0 x 9'3 (3.96m x 2.83m)

Having a rear facing UPVC double glazed window, a pendant light point and a central heating radiator. A timber door opens to a storage cupboard with shelving.

Storage Cupboard

With shelving.

Family Bathroom

Being fully tiled and having a front facing UPVC double glazed obscured window, recessed lighting, chrome heated towel rail, electric underfloor heating and a shaver point. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner is a panelled bath with a chrome mixer tap and an additional hand shower facility. There is a separate shower enclosure with a fitted shower and a glazed screen.

Bedroom 2

12'8 x 10'10 (3.86m x 3.31m)

With a front facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator.

From the landing a timber door opens to a staircase that rises to the second floor.





BEDROOM 2



BEDROOM 3



BEDROOM 4



FAMILY BATHROOM

SECOND FLOOR, EXTERIOR AND GARDENS

Second Floor

Master Bedroom

21'1 x 16'9 (6.43m x 5.11m)

With a Velux roof window, glazed roof panel, rear facing timber double glazed window, flush light point, wall mounted light point and central heating radiators. There is a raised area with porcelain tiles and electric under floor heating that has a freestanding bath with a chrome mixer tap and an additional hand shower facility. There is eaves storage. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

With a recessed light point, extractor fan, chrome heated towel rail, partially tiled walls and tiled flooring with electric under floor heating. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

Exterior and Gardens

To the front of the property, there is exterior lighting, a stone paved patio, a raised planter with a mature tree and mature hedging and wrought iron gate. Access can be gained to the main entrance door.

To the rear of the property, there is exterior lighting, a water tap, outside electric points and a stone-paved patio.

A side wrought iron gate from patio leads to a pathway with a right of access across the rear of the adjacent property, opening onto Fulwood Road.

Beyond the patio, two steps descend to a garden mainly laid to lawn with a raised planter with mature trees. Steps rise to a raised seating terrace.

A stone-paved path continues to wrought-iron gates that open to the rear entrance to the property, where access can be gained to the garage.

Garage

16'2 x 8'6 (4.93m x 2.60m)

With an an up-and-over electric remote controlled door, side facing UPVC double glazed windows, automatic lighting and a water tap.

The garden is enclosed by timber fencing and stone walling.



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM

GROUND AND LOWER GROUND FLOOR

Total Approximate Floor Area:
2238 SQ.FT. (207.8 SQ.M.)
Ground Floor: 543 SQ.FT. (50.4 SQ.M.)
Lower Ground Floor: 660 SQ.FT. (61.3 SQ.M.)

FIRST FLOOR, SECOND FLOOR AND GARAGE

First Floor: 562 SQ.FT. (52.2 SQ.M.)
Second Floor: 335 SQ.FT. (31.1 SQ.M.)
Outbuilding: 138 SQ.FT. (12.8 SQ.M.)





EXTERIOR AND GARDEBS



BEDROOMS 4	BATHROOMS 3
LIVING ROOMS 2	SQFT 2,238
TENURE Freehold	COUNCIL TAX D

Services

Mains gas, mains electric, mains water and mains drainage.
The broadband is fibre and the mobile signal quality is good.

Covenants/Easements or
Wayleaves and Flood Risk

None and the flood risk is very low.

Rights of Access/Shared Access

A side wrought iron gate from patio leads to a pathway with a right of access across the rear of the adjacent property, opening onto Fulwood Road.

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.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		70
55–68	D	58	
39–54	E		
21–38	F		
01–20	G		

319 FULWOOD ROAD

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£595,000

Viewing strictly by appointment with our
consultant on: 0114 358 2020

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