

55 CORTWORTH ROAD



BLENHIM





A FABULOUSLY
MODERN
RESIDENCE IN A
HIGHLY DESIRABLE
LOCATION

AN ARCHITECTURALLY DESIGNED,
IMPRESSIVE SIX BEDROOM AND
FIVE BATHROOM RESIDENCE
THAT EXUDES LUXURY ACROSS
ITS THREE FLOORS OF EXQUISITE,
CONTEMPORARY SPACES.

*Finished to a high specification and considerably
extended by the current owners, 55 Cortworth Road is
superbly appointed for family living.*





This wonderful home has been cleverly specified to include energy-conscious technologies, resulting in a future-proofed, efficient property.

Floor-to-ceiling powder coated aluminium windows are fitted to the front and rear elevations and 16 solar panels feed a storage battery and can completely power the home during summer months. There is also provision for an electric car charging point in the integral double garage. Some of the decorative choices include Luxury Vinyl Tile (LVT) flooring, designer radiators to the reception rooms and entrance hall, and remote-control electric blinds to the majority of windows.

Welcoming you into the home is the entrance hall, which creates a striking first impression as soon as you step through the door due to its double-height glazing, allowing light to flood through.

A beautiful space for spending time with family or entertaining, the dining kitchen serves as the heart of the home. The stylish kitchen features a dropped ceiling with LED lighting, an oversized island and quartz work surfaces, along with windows that frame the views of the garden below. The two primary reception rooms are the sitting room and lounge, which are both bright and spacious. A large decked balcony is accessible from the dining kitchen and lounge, enabling seamless transitions for indoor/outdoor relaxation. Two bedrooms and a modern family bathroom are located on the ground floor, presenting great flexibility for multi-generational lifestyles or work-from-home space.

The convenience of leisure in the comfort of your own home is offered by the lower ground floor, incorporating a gymnasium that connects to a covered patio outside which has supply for a hot tub. There is also a useful utility room and a shower room.

Moving up to the first floor, the galleried landing is another notable feature of the home and links to four of the generously proportioned bedrooms and another family bathroom. The master bedroom suite is substantially sized with its own private escape in the form of a glazed balcony.





ENTRANCE HALL

The landscaping around the home has been carefully considered to perfectly blend the ultra-modern architecture with an array of softening greenery. To the front, a block paved driveway provides parking for four vehicles and access to the integral double garage. The fabulous rear garden has an advantageous south-west facing aspect and contains a lawn, densely populated borders and a natural stream that adds a touch of tranquility.

The property is situated in the highly desirable area of Ecclesall and has convenient access to a range of amenities such as restaurants, shops and cafes. Reputable schooling is available within the area, including Dobcroft and Silverdale, making this suburb a popular choice for families. There are plenty of outdoor spaces close by at Ecclesall Woods, Whirlow Brook Park and Millhouses Park. For other recreational activities, Abbeydale Sports Club is a short drive away and there are multiple golf clubs, namely Beauchief, Abbeydale and Dore & Totley. Rail journeys are made easy 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.

The property briefly comprises of on the ground floor:

Entrance hall, sitting room, dining kitchen, lounge, rear balcony, bedroom 6/office, bedroom 5, family bathroom and cloaks cupboard.

On the lower ground floor: Hallway, integral double garage, gymnasium, shower room and utility room. Accessed externally is a store.

On the first floor: Galleried landing, first floor balcony, bedroom 2, bedroom 2 en-suite shower room, master bedroom, master balcony, master en-suite shower room, bedroom 4, family bathroom and bedroom 3.

GROUND FLOOR

A powder coated aluminium entrance door with a double glazed panel to one side opens to the entrance hall.

Entrance Hall

The double-height ceiling and glazing above the front door is immediately impressive and fills the space with natural light. Having a double glazed roof light, feature pendant light point, recessed lighting, central heating radiators and LVT flooring. Timber doors open to the sitting room, dining kitchen, lounge, bedroom 6/office, bedroom 5 and family bathroom. Double timber doors also open to a cloaks cupboard.

Sitting Room

20'11 x 10'11 (6.37m x 3.32m)

A bright reception room with a double glazed roof light, a front facing floor-to-ceiling powder coated aluminium double glazed panel and a matching side facing window. Also having flush light points, a central heating radiator and a data point.

Dining Kitchen

32'8 x 14'8 (9.95m x 4.46m)

A stunning open plan dining kitchen with rear facing floor-to-ceiling powder coated aluminium double glazed panels and a matching side facing window, pendant light point, recessed lighting, central heating radiators, data cabling and LVT flooring. There is a range of fitted base/wall and drawer units, incorporating quartz work surfaces, upstands, under-counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Also having an oversized central island with a feature illuminated dropped ceiling above and a quartz work surface that extends to provide space for four chairs. An extensive range of integrated appliances include an AEG five-ring induction hob with a concealed AEG extractor fan above, an AEG fan assisted oven, an AEG combination/microwave oven, a Caple dishwasher and a Caple wine cooler. There is space/provision for an American

style fridge/freezer. Double powder coated aluminium doors with double glazed panels open to the rear balcony.

Lounge

23'0 x 14'8 (7.00m x 4.48m)

A beautiful lounge with recessed lighting, illuminated recessed shelving, central heating radiators, data cabling and LVT flooring. The focal point of the room is the Gazco contemporary fireplace. Double powder coated aluminium doors with double glazed panels and matching bi-folding panels open to the rear balcony.

Rear Balcony

23'5 x 22'8 (7.14m x 6.90m)

A pleasant and sizeable balcony with views over the garden and being enclosed by glazed/stainless steel balustrading. The balcony has a composite decked terrace with exterior lighting. Access can be gained to the dining kitchen and lounge. A glazed gate opens to a path at the rear of the property, which provides access to the garden below.

From the entrance hall, a timber door opens to:

Bedroom 6/Office

11'10 x 8'10 (3.61m x 2.70m)

Currently utilised as an office but could easily be a sixth bedroom. Having a front facing floor-to-ceiling powder coated aluminium double glazed window, recessed lighting and a central heating radiator.



SITTING ROOM



BEDROOM 5



LOUNGE



DINING KITCHEN

Serving as the heart of the home, the dining kitchen is extremely well-appointed with an oversized island, quartz work surfaces and a range of integrated appliances.





REAR BALCONY

GROUND & LOWER GROUND FLOORS

Bedroom 5

11'11 x 10'11 (3.62m x 3.33m)

Having a front facing floor-to-ceiling powder coated aluminium double glazed window, recessed lighting and a central heating radiator.

Family Bathroom

A contemporary bathroom suite with a side facing UPVC double glazed obscured window, recessed lighting, partially tiled walls, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises a RAK Ceramics low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap. To one corner, is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Cloaks Cupboard

Having a recessed light point, cloaks hanging, shelving and LVT flooring.

From the entrance hall, a staircase with a timber hand rail and glazed balustrading leads down to the:

Lower Ground Floor

Hallway

Having a recessed light point and timber effect flooring. Timber doors open to the integral double garage and gymnasium.

Integral Double Garage

19'11 x 15'11 (6.08m x 4.86m)

Having an electric up-and-over door, a side facing UPVC double glazed obscured window, light, power and provision for an electric vehicle charging point. The garage houses the Ideal boiler, Ideal hot water cylinder, Solis energy inverter and GIVEnergy Li-ion storage battery.

Gymnasium

16'2 x 12'8 (4.94m x 3.87m)

Having recessed lighting, a central heating radiator and timber effect flooring. Timber doors open to the shower room and utility room. A timber door opens to an expansive eaves storage. Double UPVC doors with double glazed panels open to the covered patio.

Shower Room

Having a side facing UPVC double glazed obscured window, recessed lighting, partially tiled walls, illuminated vanity mirror, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises a RAK Ceramics low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one corner, is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Utility Room

Having a rear facing UPVC double glazed window, recessed lighting, central heating radiator and tiled flooring. There is a range of fitted base and wall units, incorporating a work surface that has space beneath for a washing machine and an under-counter appliance.

From the entrance hall on the ground floor, a staircase with a timber hand rail and glazed balustrading rises to the first floor.



FAMILY BATHROOM



GYMNASIUM



GALLERIED LANDING

FIRST FLOOR

Galleried Landing

Overlooking the entrance hall below, the galleried landing has a pendant light point, recessed lighting and a central heating radiator. Timber doors open to bedroom 2, the master bedroom, bedroom 4, the family bathroom and bedroom 3. Double powder coated aluminium doors with double glazed panels and matching side panels open to the first floor balcony.

First Floor Balcony

9'1 x 8'1 (2.76m x 2.47m)

A peaceful spot to enjoy a morning coffee or read, the balcony has a composite decked terrace with a glazed/stainless steel balustrade, exterior lighting and an external power point.

Bedroom 2

14'10 x 12'1 (4.51m x 3.68m)

A generously sized bedroom suite with a rear facing floor-to-ceiling powder coated aluminium double glazed window, pendant light points, central heating radiator and data cabling. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

A good-sized en-suite with a side facing powder coated aluminium double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall, is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

FIRST FLOOR

Master Bedroom

24'1 x 14'9 (7.35m x 4.50m)

An exceptionally spacious master bedroom suite with a rear facing floor-to-ceiling powder coated aluminium double glazed window and a matching side facing panel. Also having pendant light points, recessed lighting, central heating radiators and data cabling. A timber door opens to the master en-suite shower room. Double powder coated aluminium doors with double glazed panels and a matching side panel opens to the master balcony.

Master Balcony

15'5 x 6'11 (4.70m x 2.10m)

Having a composite decked terrace that is enclosed by glazed/stainless steel balustrading.

Master En-Suite Shower Room

A well-appointed master en-suite with a side facing powder coated aluminium double glazed obscured window, recessed lighting and an extractor fan. Also having partially tiled walls, a chrome heated towel rail, two illuminated/mirrored storage cabinets and tiled flooring. There is a suite in white, which comprises a low-level WC and wall mounted twin wash hand basins with chrome mixer taps and storage beneath. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 4

14'10 x 9'7 (4.52m x 2.91m)

Another double bedroom with a front facing powder coated aluminium double glazed window and a matching side facing obscured panel, pendant light point, central heating radiator and data cabling.

Family Bathroom

A luxurious family bathroom with a front facing floor-to-ceiling powder coated aluminium double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, illuminated vanity mirror with an integrated shaver point and tiled flooring. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3

15'9 x 12'2 (4.79m x 3.71m)

Having a front facing floor-to-ceiling powder coated aluminium double glazed window, pendant light points, central heating radiator and data cabling.



MASTER BALCONY



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM

EXTERIOR & GARDENS

An abundance of greenery within the home's exterior spaces provide an appealing contrast to its modern architecture.

To the front, a block paved driveway provides parking for four vehicles and access to the integral double garage. A grey slate flagged path flanked by a small stone wall and a neatly gravelled border with ornamental shrubs and palm trees rises up to the main entrance door, which has exterior lighting. Also to the front, is a lawned area with mature trees and shrubs.

A grey slate flagged path with exterior lighting leads around to the right side of the property where a timber pedestrian gate opens and the path continues to the rear. A block paved path also provides access down the left side of the property and to the rear with exterior lighting and a timber pedestrian gate.

To the rear, is a covered, block paved patio that has the provision for a hot tub, exterior lighting, an external power point and a water tap. Access can be gained to the gymnasium and store.

Studio/Workshop

18'11 x 7'5 (5.77m x 2.26m)

Having double timber access doors, a side facing UPVC double glazed window, light, power and a central heating radiator.

A block paved path continues from the patio to the garden, which is mainly laid to lawn with established borders containing trees, shrubs and two rockeries. Steps lead down to a path with box hedging to one side that runs down the left side of the garden, leading to a natural stream that is surrounded by mature trees, plants and has feature exterior lighting. A timber plank bridge crosses the stream and steps rise to a small patio area. Timber steps with gravelled insets rise back up to the bottom of the garden, where to one corner, is a summerhouse.

Summerhouse

Having double timber access doors, mains power and glazed panels.

From the garden, steps rise between two rockeries to a grey slate flagged path that provides access to the rear balcony and right side of the property.

The garden is fully enclosed by mature hedging, trees and timber fencing, ensuring privacy to this wonderful family home.







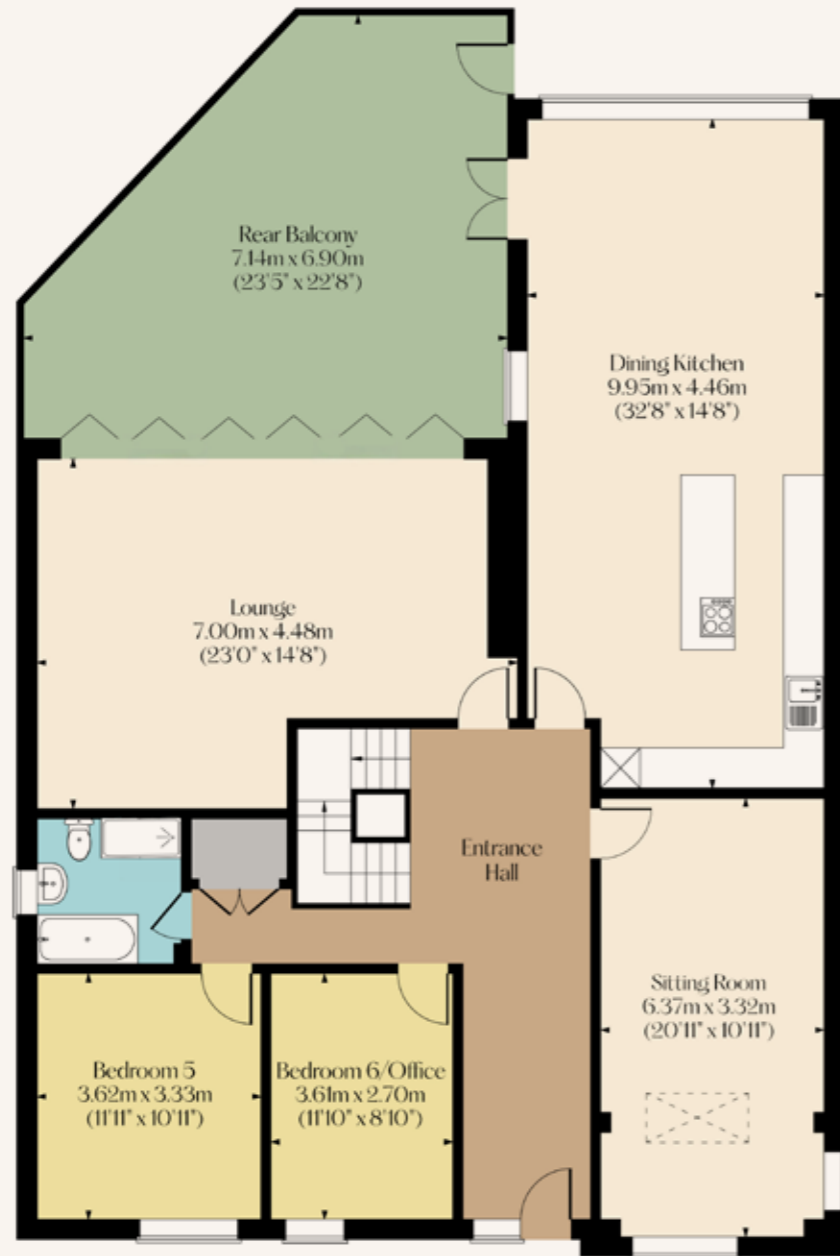




GROUND FLOOR

Approximate Floor Area:
1672 SQ.FT. (155.3 SQ.M)

Rear Balcony Approximate Floor Area:
393 SQ.FT. (36.5 SQ.M)



LOWER GROUND FLOOR

Approximate Floor Area:
841 SQ.FT. (78.1 SQ.M)

Patio Area Approximate Floor Area:
214 SQ.FT. (19.9 SQ.M)



BEDROOMS 6	BATHROOMS 5
LIVING ROOMS 3	SQFT 4,629
TENURE Freehold	COUNCIL TAX F

Services

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

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

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SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B	82	82
69-80	C		
55-68	D		
39-54	E		
21-38	F		
01-20	G		

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