

MAYFIELD VIEW



BLENHEIM





A SUBSTANTIAL FAMILY HOME OVERLOOKING BREATHTAKING VIEWS

MAYFIELD VIEW STANDS WITHIN
AN ENVIABLE CORNER PLOT IN
A SOUGHT-AFTER LOCATION,
JUST MOMENTS AWAY FROM
THE PEAK DISTRICT AND ENJOYS
MAGNIFICENT VIEWS OVER
MAYFIELD VALLEY.

*Generously proportioned throughout, this five
bedroomed detached residence has been extended over
the years to create a fabulous home with a versatile
layout that effortlessly caters to family living.*





Welcoming you into the property is the impressive reception hall, which features a grand oak staircase and beautiful limestone tiled flooring.

Multiple reception rooms provide ample space for all of the family to relax, including an exceptionally spacious lounge with two bay windows overlooking the stunning vistas, a superb family room and a dining room that is ideal for casual dining or entertaining. The breakfast kitchen is also very well-proportioned and contains granite work surfaces and double UPVC doors that open to the rear garden. The entirety of the ground floor has the benefit of under floor heating and a useful airing cupboard is located on the first floor.

The configuration of the first floor makes Mayfield View a good option for a large family and enables multi-generational living due to the oak staircase splitting the upstairs into two areas. To one end, there is a large master bedroom suite, complete with comprehensive fitted furniture and a well-appointed en-suite bathroom. The remaining four bedrooms are located across the landing, two of which are sizeable suites with en-suite shower rooms. There is also a family bathroom and access to the loft, which is fully boarded to provide a functional storage space.

To the front of the home, a pleasant, south-facing garden incorporates a wrap-around lawn and a seating terrace that takes full advantage of the views. Off-road parking for two vehicles is provided with an integral double garage and a gated driveway, accessible from Moorcroft Road. A private garden is situated to the rear and has been wonderfully landscaped with a meandering gravel path and a water feature pond.

Mayfield View is conveniently located on the cusp of countryside and has easy access to local walks through Mayfield Valley, Forge Dam, Bingham Park and Endcliffe Park. Local amenities are close-by in Fulwood, which include public houses, cafes, restaurants and shops. There is also good schooling within the area and the property is commutable to Sheffield's NHS and private hospitals. Reachable within a short journey is the majestic Peak District and Sheffield city centre, enabling an ideal blend of city convenience and rural tranquility.

The property briefly comprises of on the ground floor: Entrance vestibule, reception hall, WC, cloaks cupboard, lounge, dining room, breakfast kitchen, integral double garage and family room.

On the first floor: Galleried landing, master bedroom, master en-suite bathroom, airing cupboard, bedroom 2, bedroom 2 dressing room, bedroom 2 en-suite shower room, bedroom 3, bedroom 3 en-suite shower room, bedroom 5, family bathroom and bedroom 4/office.

Basement Level: Wine cellar.



RECEPTION HALL

Showcasing a beautiful oak staircase, the reception hall is expansive and easily connects the main living areas.

GROUND FLOOR

Double UPVC doors with double glazed panels and matching side panels open to the entrance hall.

Entrance Vestibule

Having front and rear facing UPVC double glazed windows, recessed lighting and limestone tiled flooring with under floor heating and an inset mat well. Double oak doors with glazed panels open to the reception hall.

Reception Hall

Extending a warm and impressive welcome to the home, the main feature of the reception hall is the central oak staircase that rises to the first floor. Having a side facing UPVC double glazed window, a ceiling with coving and decorative mouldings, wall mounted light points, telephone point and limestone tiled flooring with under floor heating. Three sets of double oak doors with glazed panels open to the lounge, dining room and family room. Oak doors also open to a WC and a cloaks cupboard.

WC

Having recessed lighting, an extractor fan and limestone tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wash hand basin with a gold mixer tap, a tiled splash back and storage beneath.

Cloaks Cupboard

Having a recessed light point, cloaks hanging and limestone tiled flooring with under floor heating.

Lounge

30'6 x 19'8 (9.30m x 5.99m)

An exceptionally spacious reception room that enjoys far-reaching views over Mayfield Valley. Having two front facing UPVC double glazed square bay windows, coved ceiling, wall mounted light points, telephone point, TV/aerial points, a floor power point and under floor heating. The focal point of the room is the coal effect gas fire, which is set within a stone fireplace with a mantel, surround and hearth. Double UPVC doors with double glazed panels open to the front of the property. Double oak doors with glazed panels open to the dining room.

Dining Room

19'1 x 13'9 (5.82m x 4.19m)

A fabulous dining room that is perfect for hosting. Having a side facing UPVC double glazed panel, coved ceiling, recessed lighting, wall mounted light points and under floor heating. Double oak doors with glazed panels open to the reception hall. An oak door with glazed panels opens to the breakfast kitchen. An access hatch within the floor provides access to the wine cellar.



LOUNGE



LOUNGE



DINING ROOM



BREAKFAST KITCHEN



BREAKFAST KITCHEN



FAMILY ROOM



BREAKFAST KITCHEN

BASEMENT LEVEL & GROUND FLOOR CONTINUED

Basement Level

Wine Cellar

8'10 x 5'7 (2.69m x 1.70m)
Having light and power.

Ground Floor Continued

Breakfast Kitchen

26'8 x 9'11 (8.13m x 3.02m)
A well-appointed breakfast kitchen with side and rear facing UPVC double glazed windows, recessed lighting and Amtico flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating granite work surfaces, tiled splash backs, under-counter lighting and an inset Franke 1.5 bowl sink with a Franke mixer tap, drainer and a Maxmatic waste disposal unit. There is a separate inset 1.0 bowl Franke stainless steel sink with an Instinct chrome mixer tap. The appliances are by Neff and include a four-ring gas hob with a Blanco extractor fan above, a fan assisted oven, a microwave, a dishwasher and a full-height fridge with a freezer compartment. An oak door with an obscured glazed panel opens to the integral double garage.

Double UPVC doors with double glazed panels open to the rear of the property. A wide opening gives access to the family room.

Integral Double Garage

19'5 x 19'1 (5.92m x 5.82m)
Having two electric up-and-over doors, light and power. The garage houses the Potterton and Worcester boilers, and under floor heating valves.

From the kitchen, a wide opening gives access to the:

Family Room

17'1 x 9'3 (5.21m x 2.82m)
A superb reception room with a side facing UPVC double glazed window, recessed lighting, telephone point, TV/aerial points and under floor heating.

From the reception hall, a grand oak staircase with hand rails and balustrading rises to the first floor.



DINING ROOM



GALLERIED LANDING

FIRST FLOOR

Galleried Landing

The staircase splits into two areas of the landing, which have ceilings with coving and one with a decorative moulding, wall mounted light points and central heating radiators. Doors open to the master bedroom, airing cupboard, bedroom 2, bedroom 3, bedroom 5, family bathroom and bedroom 4/office.

Master Bedroom

19'8 x 16'8 (5.99m x 5.08m)

An impressively large master bedroom suite with two front facing UPVC double glazed windows that take full advantage of the far-reaching countryside views. Also having a side facing UPVC double glazed panel, recessed lighting, wall mounted light points, central heating radiators and a TV/aerial point. There is a range of fitted furniture, incorporating short/long hanging, shelving, drawers, a window seat and a vanity table. Double timber doors open to the master en-suite bathroom.

Master En-Suite Bathroom

A large en-suite bathroom with front and side facing UPVC double glazed windows, recessed lighting, wall mounted light point, two partially tiled walls and a central heating radiator. There is a range of fitted furniture incorporating long hanging and shelving. A suite comprises a low-level WC, a bidet with traditional taps and an Armitage Shanks wash hand basin with a mixer tap and storage beneath. Also having a jacuzzi bath with a mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.

Airing Cupboard

Having a pendant light point, central heating radiator and housing the Oso hot water cylinder.

Bedroom 2

18'6 x 13'7 (5.64m x 4.14m)

A bright and spacious double bedroom suite with a side facing UPVC double glazed window, recessed lighting, central heating radiator and a TV/aerial point. There is a range of fitted furniture, incorporating shelving and drawers. An arched opening gives access to the dressing room.



MASTER BEDROOM

FIRST FLOOR CONTINUED

Bedroom 2 Dressing Room

Having a side facing UPVC double glazed window, recessed lighting and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving and a vanity table with drawers. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, wall mounted light point, chrome heated towel rail, shaver point and Amtico flooring. A suite in white comprises a low-level WC, a bidet with a chrome mixer tap, a pedestal wash hand basin with a chrome mixer tap and a fully tiled wall behind. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 3

17'2 x 9'3 (5.23m x 2.82m)

Another double bedroom suite with side and rear facing UPVC double glazed windows, recessed lighting, central heating radiator, telephone point and a TV/aerial point. There is a range of fitted furniture, incorporating short/long hanging, shelving and a vanity table with drawers and a mirror. A timber door opens to the bedroom 3 en-suite shower room. Access can also be gained to a loft space.

Bedroom 3 En-Suite Shower Room

Having a rear facing UPVC double glazed window, recessed lighting, extractor fan, wall mounted light point, chrome heated towel rail and Amtico flooring. A suite in white comprises a low-level WC, bidet with a chrome mixer tap, a

pedestal wash hand basin with a chrome mixer tap, a vanity mirror above and a fully tiled wall behind. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 5

9'11 x 9'10 (3.02m x 3.00m)

Having a side facing UPVC double glazed obscured window, recessed lighting, central heating radiator and a TV/aerial point.

Family Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, wall mounted light point, central heating radiator, shaver point and tiled flooring. There is a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a tiled splash back. Also having a panelled bath with a chrome mixer tap and a hand shower facility.

Bedroom 4/Office

12'7 x 10'10 (3.84m x 3.05m)

Currently used as an office but could easily be utilised as a fourth double bedroom. Having a side facing UPVC double glazed window, recessed lighting, central heating radiator and a TV/aerial point.



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2 DRESSING ROOM



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 5



BEDROOM 3 EN-SUITE SHOWER ROOM



FAMILY BATHROOM



EXTERIOR AND GARDENS

From Moorcroft Road, double timber gates and a separate timber pedestrian gate open to the right side of the property where there is a block paved driveway that provides parking for two vehicles. The driveway has exterior lighting and access can be gained to the integral double garage and main entrance door. A wide block paved path wraps around to the front of the property.

To the front, a pleasant block paved seating terrace provides an ideal spot to sit and admire the beautiful valley views, whilst also benefitting from a south-facing aspect. The terrace has exterior lighting and access can be gained to the lounge, which used to serve as the primary entrance to the home. Stone steps lead down to the front garden, which is mainly laid to lawn, has well-populated shrub borders and partially wraps around to the right side of the home.

From the driveway, access is gained to the rear where there is a block paved path with exterior lighting and a water tap. Access can be gained to the breakfast kitchen. Stone steps rise to the rear garden with a gravelled path meandering diagonally through the centre to one corner where there is a stone flagged patio and a pond. The garden is fully enclosed by hedging and is mainly laid to lawn with established borders containing trees and shrubs.

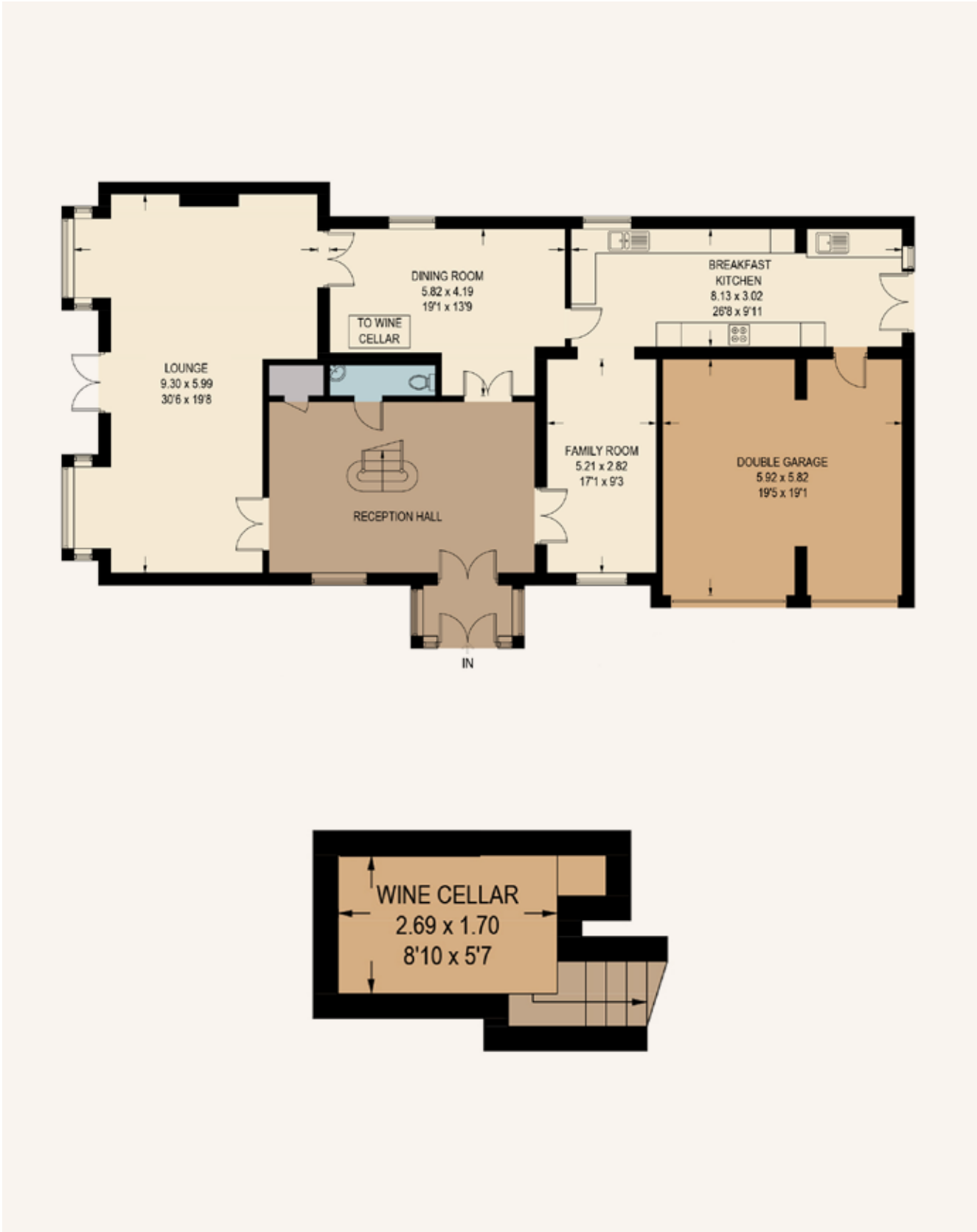




GROUND FLOOR & WINE CELLAR

Approximate Floor Area:
1937 SQ.FT. (180.0 SQ.M)

Cellar Approximate Floor Area:
66 SQ.FT. (6.1 SQ.M)



FIRST FLOOR

Approximate Floor Area:
1579 SQ.FT. (146.7 SQ.M)

Total Approximate Floor Area:
3582 SQ.FT. (332.8 SQ.M)



BEDROOMS 5	BATHROOMS 4
LIVING ROOMS 3	SQFT 3,582
TENURE Freehold	COUNCIL TAX G

Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre 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.

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		81
55–68	D	70	
39–54	E		
21–38	F		
01–20	G		

MAYFIELD VIEW

52 School Green Lane, Fulwood,
Sheffield, South Yorkshire, S10 4GR

Offers in the region
of £950,000

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

blenheim.co.uk





BLENHEIM

HOMES THAT
move YOU

blenheim.co.uk