123 JOHN HIBBARD AVENUE



BLENHEIM



A UNIQUE OPPORTUNITY HAS ARISEN TO ACQUIRE THIS FOUR BEDROOMED DETACHED RESIDENCE THAT STANDS IN A PRIVATE POSITION WITHIN A PLOT OF JUST UNDER 4 ACRES.

Having been modernised over the years by the current owners, this wonderful home offers generously-sized family accommodation that is enveloped by extensive and versatile exterior spaces for a range of uses.





BREAKFAST KITCHEN

The heart of the home is the breakfast kitchen which has a feature central island with a solid granite surface that extends to provide breakfast seating for up to four chairs.

Adjacent to the entrance hall, there is a sizeable lounge that has ample space for dining and has patio doors that connect to the low-maintenance rear garden. Set across the first floor is a luxury family bathroom and four bedrooms. Two of the bedrooms benefit from under floor heating and there is an exceptionally spacious master bedroom suite with a recently fitted en-suite shower room and a walk-in wardrobe.

The house is bordered to the front and side by block paving, which provides extensive off-road parking within an intercom operated gated driveway. The block paving also extends to a large tarmac area that allows parking for several other vehicles. Set within the grounds are two detached outbuildings. The first outbuilding consists of two versatile rooms and a wet room, whilst the second outbuilding has been recently updated internally to include a gymnasium, three further rooms and a shower room. Each outbuilding offers the potential for a purchaser to adapt the spaces to their needs. Positioned behind the second outbuilding is a paddock and a stable block containing three stables and a tack room, which makes the property ideal for anyone who is looking for on-site equestrian facilities.

123 John Hibbard Avenue has good access to the amenities of Woodhouse and Handsworth which include public houses, cafes, supermarkets and schooling. The property is well placed for popular outdoor spaces such as the Rother Valley Country Park and Waverley Lakes. Reachable within a short drive is the A630 to Sheffield and the M1 motorway, providing links to Leeds, Nottingham and London. The Woodhouse train station is also accessible within walking distance which offers rail journeys to Sheffield, Retford and Leeds.

The property briefly comprises of on the ground floor: Breakfast kitchen, utility room, entrance hall, WC and lounge.

On the first floor: Galleried landing, master bedroom, master walk-in wardrobe, master en-suite, family bathroom, bedroom 3, bedroom 4, bedroom 2 and bedroom 2 en-suite.

Detached Buildings: Outbuilding 1 and outbuilding 2.

GROUND FLOOR

A UPVC door with a double glazed obscured panel and matching side panels opens to the breakfast kitchen.

Breakfast Kitchen

30'4 x 18'8 (9.25m x 5.68m)

A generously-sized breakfast kitchen that is ideal for every day family living with front and side facing UPVC double glazed windows and a side facing UPVC double glazed bay window. Also having a coved ceiling, recessed lighting, central heating radiators, provision for a wall mounted television with TV/aerial point and marble tiled flooring. There is a range of fitted base/wall and drawer units, incorporating granite work surfaces, upstands, under-counter lighting and an inset 1.5 bowl stainless steel sink with a brushed gold mixer tap. There is a central island with a matching granite work surface, which extends to provide breakfast seating for four chairs. Appliances include a Belling range cooker with a four-ring induction hob, an induction hot plate, two ovens, grill, storage drawer and an extractor fan above. The integrated appliances also include a full-height AEG freezer, a full-height SIA freezer and a dishwasher. A timber door opens to the utility room and a wide opening gives access to the entrance hall.

Utility Room

Having a flush light point, a central heating radiator and marble tiled flooring. There is a range of fitted base/wall and drawer units, incorporating a granite work surface, upstands and an inset 1.5 bowl stainless steel sink with a brushed gold mixer tap. One of the cupboards houses the boiler. There is also space/provision for an integrated washing machine and an integrated tumble dryer. A UPVC door with a double glazed obscured panel opens to the left side of the property.

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

Entrance Hall

Having side facing UPVC double glazed panels, coved ceiling, recessed lighting, central heating radiator and marble tiled flooring. Oak doors open to the WC and under-stairs storage cupboard. An oak door with a glazed panel also opens to the lounge. A UPVC door with a double glazed obscured panel opens to the right side of the property.

WC

Having a coved ceiling, extractor fan, flush light point and marble tiled flooring. There is a suite in white, which comprises of a low-level WC and a vanity unit with a marble surface and a wash hand basin with a brushed gold mixer tap.

Lounge

27'2 x 18'8 (8.29m x 5.68m)

A sizeable reception room that can be configured as a lounge or can accommodate formal dining as well. Having side facing UPVC double glazed bay windows, coved ceiling, recessed lighting, provision for a wall mounted television with a TV/aerial point and under floor heating. Double UPVC doors with double glazed panels and matching side panels open to the rear garden.

From the entrance hall, a staircase with a pine hand rail and balustrading rises to the first floor.



BREAKFAST KITCHEN



LOUNGE



BREAKFAST KITCHEN

LOUNGE

FIRST FLOOR

Galleried Landing

Having side facing UPVC double glazed windows, coved ceiling, recessed lighting and a central heating radiator. Oak doors open to the master bedroom, family bathroom, bedroom 3, bedroom 4 and bedroom 2. Access can also be gained to the loft space.

Master Bedroom

18'6 x 16'5 (5.65m x 5.01m)

An exceptionally spacious master bedroom with front facing UPVC double glazed windows, coved ceiling, recessed lighting and central heating radiators. To one wall, there is a range of fitted furniture, incorporating short hanging, shelving, drawers and provision for a wall mounted television with a TV/aerial point. To the opposite wall, there is additional fitted furniture that contains cupboards and two bedside cabinets with drawers. Oak doors open to the master walk-in wardrobe and master en-suite.

Master Walk-In Wardrobe

8'11 x 6'11 (2.73m x 2.10m)

Having recessed lighting and a range of fitted furniture, incorporating open short/long hanging and shelving.

Master En-Suite

A recently fitted en-suite shower room that is fully tiled. Having a side facing UPVC double glazed window, recessed lighting, extractor fan, gold heated towel rail and a shaver point. A suite in white comprises of a low-level WC and a vanity unit, incorporating a marble work surface that has two inset wash hand basins with brushed gold mixer taps. To one corner, there is a walk-in shower enclosure with a fitted rain head shower and a glazed screen.

Family Bathroom

A luxurious family bathroom with side facing UPVC double glazed obscured windows, coved ceiling, recessed lighting, gold heated towel rail and marble tiled flooring. A suite in white comprises of a low-level WC and a vanity unit, incorporating glazed cabinets and a marble work surface with an inset Rak Ceramics wash hand basin with a brushed gold mixer tap and storage beneath. Also having a freestanding bath with a brushed gold mixer tap and a hand shower facility.

Bedroom 3

12'4 x 6'11 (3.77m x 2.10m)

Having a side facing UPVC double glazed window, coved ceiling, recessed lighting, TV/aerial point and under floor heating. To one wall, there is a range of fitted furniture, incorporating short hanging, shelving and drawers.

Bedroom 4

10'10 x 7'11 (3.30m x 2.42m)

Having a side facing UPVC double glazed window, coved ceiling, recessed lighting, TV/aerial point and under floor heating. To one wall is a range of fitted furniture, incorporating short hanging, shelving and drawers.

Bedroom 2

14'11 x 12'4 (4.55m x 3.76m)

A sizeable double bedroom with a rear facing UPVC double glazed window, coved ceiling, recessed lighting, central heating radiator and provision for a wall mounted television with a TV/aerial point. There is a range of fitted furniture, incorporating short/long hanging, shelving and two bedside cabinets. A wide opening gives access to the bedroom 2 en-suite.

Bedroom 2 En-Suite

Having rear and side facing UPVC double glazed obscured windows, rear facing UPVC double glazed window, recessed lighting, extractor fan, three fully tiled walls, wall mounted storage cabinet, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility.



BEDROOM 3



BEDROOM 4

MASTER BEDROOM

BEDROOM 2



GALLERIED LANDING



BEDROOM 2 EN-SUITE



MASTER EN-SUITE



FAMILY BATHROOM

EXTERIOR & GARDENS

From John Hibbard Avenue, electric intercom gates open to the front of the property. To the front, there is a block paved driveway providing parking for several vehicles and having exterior lighting. A covered entrance porch gives access to the main entrance door. Access can be gained to both sides of the property.

To the left side of the property, the block paving continues with exterior lighting and a water tap. Access can be gained to the utility room and to the rear of the property. A wrought iron pedestrian gate opens to a patio with exterior lighting and access can be gained to the lounge. Beyond the patio there is a low-maintenance garden with an artificial lawn and being bordered by stone pillars.

To the right side of the property, the block paving continues with exterior lighting and access is provided to the entrance hall.

To the rear of the property and beyond the block paving, there is a large tarmac parking area that can accommodate multiple vehicles with exterior lighting and an electric car charging point. Access can be gained to outbuilding 1.

Outbuilding 1

A UPVC entrance door with a double glazed obscured panel and exterior lighting to each side opens to room 1.

Room 1

17'9 x 16'5 (5.40m x 5.00m)

Having a side facing UPVC double glazed bay window, a rear facing UPVC double glazed window, recessed lighting and timber effect flooring. Timber doors open to room 2 and the wet room. A UPVC door with a double glazed obscured panel opens to the tarmac parking area.

Room 2

12'6 x 10'10 (3.80m x 3.30m)

Having a side facing UPVC double glazed bay window, a front facing UPVC double glazed window, recessed lighting, electric heater and timber effect flooring. Access can be gained to a loft space.

Wet Room

Being fully tiled and having recessed lighting, an extractor fan, a low-level WC and a wall mounted wash hand basin with a chrome tap. To one corner, there is a fitted Triton shower.

From the tarmac driveway, wrought iron gates open to a further large tarmac area with exterior lighting. Access can be gained to a second outbuilding and an opening gives access to the paddock belonging to the property. The boundary of the home is enclosed by brick walling up to the paddock for privacy and security.

Outbuilding 2

A brick-built outbuilding that contains four rooms, one of which is currently utilised as a gymnasium and has a shower room. This outbuilding presents an opportunity for a purchaser to tailor the spaces to their requirements and comprises UPVC double glazed windows, light, power and two UPVC entrance doors.

Paddock

The paddock is bordered by mature trees and contains a wooden stable block with three stables and tack room. The stable block benefits from water and electric.



OUTBUILDING 2





OUTBUILDING 1 - ROOM 1



OUTBUILDING 1 - WET ROOM



OUTBUILDING 2 - SHOWER ROOM



OUTBUILDING 2 - GYMNASIUM



OUTBUILDING 2



PADDOCK



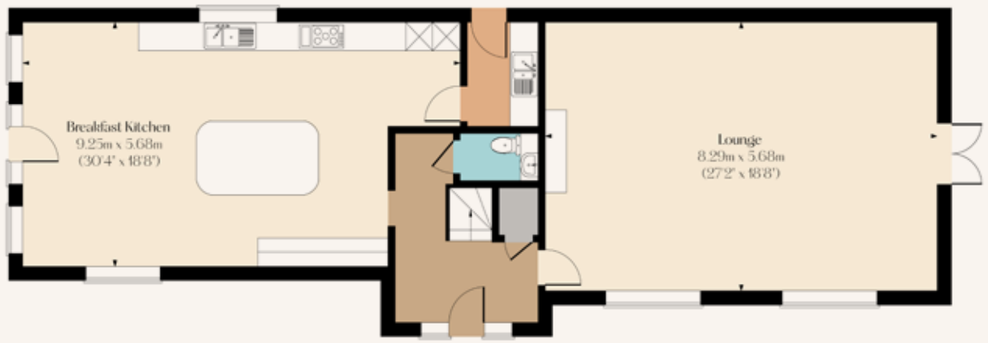
STABLE BLOCK

GROUND FLOOR & FIRST FLOOR

Total Approximate Floor Area Inc. Outbuildings:
3992 SQ.FT. (370.9 SQ.M)

Ground Floor Approximate Floor Area:
1160 SQ.FT. (107.8 SQ.M)

First Floor Approximate Floor Area:
1203 SQ.FT. (111.8 SQ.M)

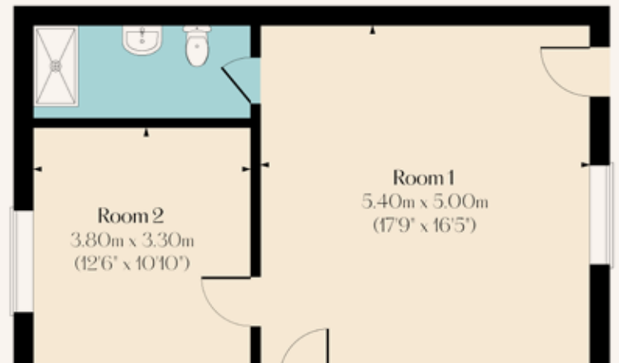


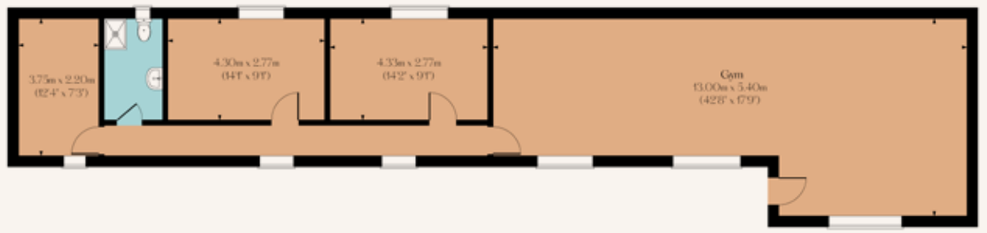


OUTBUILDINGS

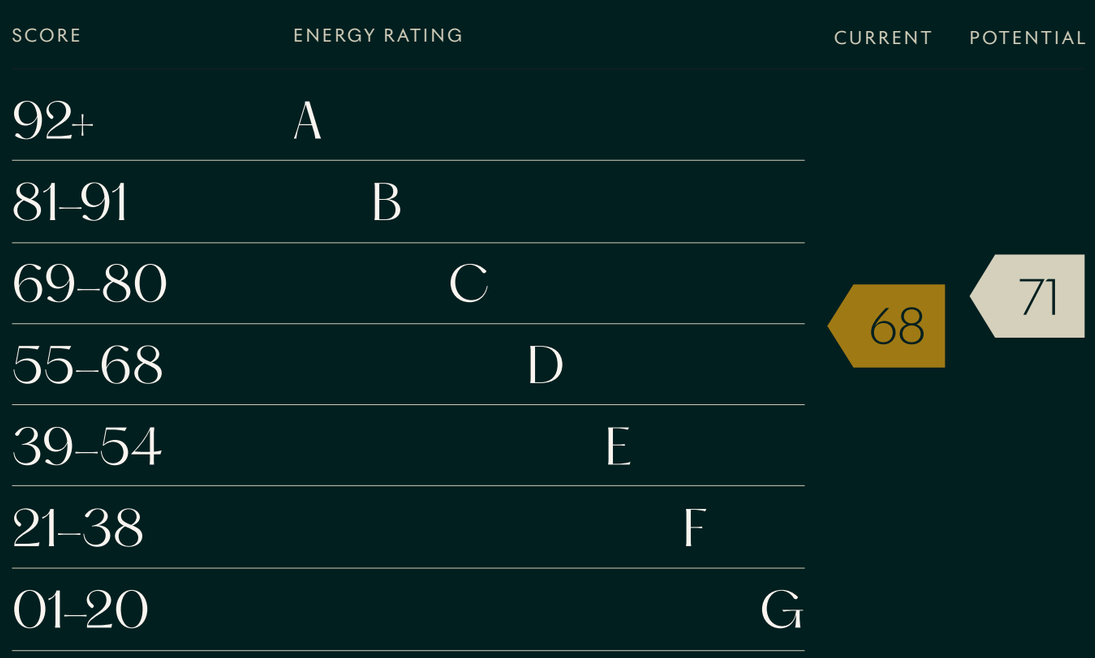
Outbuilding 1 Approximate Floor Area:
487 SQ.FT. (45.2 SQ.M)

Outbuilding 2 Approximate Floor Area:
1142 SQ.FT. (106.1 SQ.M)





BEDROOMS	BATHROOMS
4	3
LIVING ROOMS	**SQFT**
2	3,992
TENURE	**COUNCIL TAX**
Freehold	E



Services

Mains gas, mains electric, mains water and mains drainage.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

A gas pipe runs underneath the paddock, therefore the gas company have the right to ask for permission for access for carry out any maintenance. 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.

123 JOHN HIBBARD AVENUE

Sheffield, South Yorkshire, S13 9UT

Asking Price £900,000

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

blenheim.co.uk



BLENHEIM

HOMES THAT
move YOU

blenheim.co.uk