

# 580 FULWOOD ROAD



BLENHEIM



580



BEAUTIFULLY  
SITUATED IN ONE OF  
SHEFFIELD'S MOST  
SOUGHT-AFTER  
SUBURBS

# WELCOME TO 580 FULWOOD ROAD, AN OUTSTANDING FIVE BEDROOMED DETACHED RESIDENCE OF SUBSTANTIAL PROPORTIONS.

*Standing proudly on a desirable corner plot in the heart of Fulwood, this property boasts a versatile layout of over 3,000 sq.ft, which is highly suitable for a growing family, along with a beautiful rear garden that incorporates a fabulous summerhouse with a covered hot tub area to one side.*





BREAKFAST KITCHEN

## Arranged over the ground floor are five generously sized reception rooms.

A formal dining room presents the ideal place for hosting and the lounge is perfect for day-to-day unwinding with the family. The heart of the home is undoubtedly the open plan dining room, breakfast kitchen and sitting room: each with their own defined areas, yet easily interchangeable to suit requirements. The high-quality breakfast kitchen was designed and installed by Mark Bujko, and is well-appointed with integrated appliances and a superb central island that accommodates seating for up to four chairs. A utility room and a separate laundry room provide functional spaces, as well as a gymnasium that offers flexibility in its use.

Each of the property's five bedrooms are sizeable, including a bright master bedroom that opens out onto a large, glazed balcony. A modern family bathroom adds an element of luxury, plus a separate family shower room featuring a large walk-in shower.

To the front of 580 Fulwood Road is an extensive block paved driveway with in-and-out entry points from Fulwood Road and Stumperlowe Park Road. A landscaped, fully enclosed garden contains a pleasant stone flagged patio and an impressive summerhouse with a hot tub, which is perfect for outdoor entertaining.

This beautiful home is situated in the sought-after area of Fulwood and is within walking distance of a public house, convenience store, a restaurant and shops. Additional amenities are available close by in Ranmoor and Broomhill. There is highly regarded independent and state schooling in the surrounding areas and Sheffield's private and NHS hospitals are reachable within a short drive. Plenty of outdoor spaces can be enjoyed locally, such as Endcliffe Park and Bingham Park. The Peak District is also a short distance away by car.

### **The property briefly comprises of on the ground floor:**

Entrance vestibule, entrance hall, WC, cloaks cupboard, formal dining room, under-stairs storage cupboard, lounge, sun room, dining room, breakfast kitchen, sitting room, utility room, laundry room and gymnasium.

**On the first floor:** Landing, master bedroom, master balcony, bedroom 2, family bathroom, bedroom 5, cylinder store, bedroom 3, bedroom 4 and family shower room.

**Outbuildings:** Summerhouse with a covered hot tub area.



# GROUND FLOOR

*A composite door with double glazed obscured panels opens to the entrance vestibule.*

## Entrance Vestibule

Having front facing UPVC double glazed obscured panels, coved ceiling, recessed lighting, central heating radiator and tiled flooring. An oak door with obscured glazed panels and matching side panels opens to the entrance hall.

## Entrance Hall

Providing a welcoming entrance, the hall has a coved ceiling, flush light point, wall mounted light point, central heating radiator and tiled flooring. Oak doors open to the WC, cloaks cupboard, formal dining room and under-stairs storage cupboard. An oak door with obscured glazed panels and a matching side panel opens to the dining room. Double oak doors open to the lounge.

## WC

Being fully tiled and having a flush light point, recessed tiled shelves, chrome heated towel rail and an illuminated vanity mirror. A suite in white comprises an Imex wall mounted WC and a wash hand basin with an Instinct chrome mixer tap and storage beneath.

## Cloaks Cupboard

Having a flush light point, engineered oak flooring, cloaks hanging and a fitted shelf.

## Formal Dining Room

14'9 x 13'9 (4.50m x 4.20m)

A bright reception room with a front facing UPVC double glazed bay window, coved ceiling, flush light point, wall mounted light points, central heating radiator and oak flooring.

## Under-Stairs Storage Cupboard

Providing useful storage and having engineered oak flooring.

## Lounge

21'8 x 13'9 (6.60m x 4.20m)

An exceptionally spacious lounge with a side facing UPVC double glazed window, flush light points, central heating radiators, TV/aerial cabling and a TV/aerial point. The focal point of the room is the Dru log effect gas fire that is set within a marble fireplace. Double oak doors with obscured glazed panels open to the sun room. A sliding UPVC door with double glazed panels also opens to the rear of the property.

## Sun Room

14'5 x 11'10 (4.40m x 3.60m)

Currently utilised as a snug/office, the sun room overlooks the garden and has a rear facing UPVC double glazed bay window, recessed lighting, central heating radiators and oak flooring. A fitted desk with cupboards accommodates two generous work stations.



ENTRANCE VESTIBULE



BREAKFAST KITCHEN



DINING ROOM



BREAKFAST KITCHEN



BREAKFAST KITCHEN



SITTING ROOM



SITTING ROOM

# GROUND FLOOR CONTINUED

From the entrance hall, an oak door opens to the:

## Dining Room

11'6 x 10'10 (3.50m x 3.30m)

Having a flush light point, a built-in cupboard with shelving, central heating radiator and tiled flooring. A sliding UPVC door with double glazed panels opens to the rear of the property. A wide opening leads into the breakfast kitchen.

## Breakfast Kitchen

14'1 x 13'1 (4.30m x 4.00m)

A well-appointed kitchen by Mark Bujko with a rear facing UPVC double glazed window, pendant light points, recessed lighting, central heating radiator and tiled flooring. A range of fitted base/wall and drawer units incorporate marble work surfaces, upstands and an inset Caple 1.0 bowl sink with a chrome mixer tap. A large central island provides additional storage and incorporates a matching marble work surface that extends to accommodate up to four chairs. Appliances include a Rangemaster range cooker with a five-ring induction hob, two ovens, a grill and a Rangemaster extractor hood above, a Bosch fan assisted oven/grill, a Neff dishwasher and an integrated Caple under-counter fridge. The breakfast kitchen continues effortlessly into the sitting room. An opening also gives access to the utility room.

## Sitting Room

20'0 x 13'1 (6.10m x 4.00m)

A spacious reception room with a front facing UPVC double glazed bay window, wall mounted light point, central heating radiator, TV/aerial point and tiled flooring. A range of built-in cupboards house the fuse box and meters, and have shelving.

## Utility Room

Having a rear facing UPVC double glazed window, flush light point, central heating radiator and tiled flooring. A range of fitted base/wall and drawer units incorporate a marble work surface, upstands and under-counter lighting. There is an integrated Caple microwave and space/provision for an American style fridge/freezer. A cupboard also houses the Vaillant boiler. A timber door opens to the laundry room. A composite door with double glazed obscured panels opens to the rear of the property.

## Laundry Room

Having recessed lighting, a heated towel rail and tiled flooring. A range of fitted base/wall and drawer units incorporate work surfaces, upstands and an inset Caple 1.0 bowl stainless steel sink with a chrome mixer tap. There is space/provision for a washing machine and a tumble dryer. A timber door opens to the gymnasium.

## Gymnasium

10'5 x 8'8 (3.18m x 2.64m)

Suitable for a variety of purposes, the gymnasium has front facing UPVC double glazed panels, recessed lighting, fitted shelving, fitted mirrors to one wall and a central heating radiator. Access can also be gained to a loft space.

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



LOUNGE



UTILITY ROOM



LOUNGE



FORMAL DINING ROOM



SUN ROOM

# FIRST FLOOR

## Landing

Having a side facing UPVC double glazed window, coved ceiling, flush light points and a central heating radiator. A range of fitted furniture incorporates long hanging and shelving. Oak doors open to the master bedroom, bedroom 2, family bathroom, bedroom 5, cylinder store, bedroom 3, bedroom 4 and the family shower room. Access can be gained to a loft space.

## Master Bedroom

13'9 x 9'10 (4.20m x 3.00m)

A generously proportioned bedroom with a coved ceiling, flush light point and a central heating radiator. A range of fitted furniture incorporates long hanging and shelving. A sliding UPVC door with double glazed panels opens to the master balcony.

## Master Balcony

Enclosed by stainless steel and obscured glazed balustrading, the balcony offers an ideal spot to enjoy a morning coffee or a warm summers evening.

## Bedroom 2

13'9 x 12'2 (4.20m x 3.70m)

A spacious bedroom with a front facing UPVC double glazed window, coved ceiling, flush light point, central heating radiator and a Bosch air conditioning unit. A range of fitted furniture incorporates short/long hanging, shelving, drawers and a large vanity unit with drawers.

## Family Bathroom

A large family bathroom with a front facing UPVC double glazed obscured window, recessed lighting, wall mounted light point, partially tiled walls, Luxurite television, two heated towel rails, tiled shelves, illuminated mirrored cabinet and tiled flooring. A Roca suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath. The focal point of the room is the freestanding bath with a chrome mixer tap and a hand shower facility. To one corner is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

## Bedroom 5

9'6 x 8'6 (2.90m x 2.60m)

Having a rear facing UPVC double glazed window, coved ceiling, flush light point and a central heating radiator. A range of fitted furniture incorporates short hanging and shelving.

## Cylinder Store

Housing the hot water cylinder.

## Bedroom 3

13'1 x 11'2 (4.00m x 3.40m)

Another double bedroom with a rear facing UPVC double glazed window, flush light point, central heating radiator and a TV/aerial point. To one wall is a range of fitted furniture incorporating long hanging, shelving and drawers.

## Bedroom 4

11'6 x 9'2 (3.50m x 2.80m)

Having a front facing UPVC double glazed window, flush light point, central heating radiator and a TV/aerial point. A range of fitted furniture incorporates short hanging and shelving. Access can be gained to a loft space.

## Family Shower Room

A contemporary shower room with two roof windows, recessed lighting, extractor fan, heated towel rail and an illuminated vanity mirror. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen.



MASTER BALCONY



MASTER BEDROOM



BEDROOM 3



BEDROOM 2



BEDROOM 5



FAMILY BATHROOM



FAMILY SHOWER ROOM

# EXTERIOR & GARDENS

580 Fulwood Road is accessible from Fulwood Road and Stumperlowe Park Road. To the front of the property is an extensive block paved in-and-out driveway that allows space for parking multiple vehicles. The driveway has exterior lighting, up-lighters, an external power point and a raised stone border containing hedging and shrubs. Access can be gained to the main entrance door.

A block paved path leads around to the left side of the property where there is a timber pedestrian gate that opens to a paved area with space for a shed and a timber gate opens to the rear. A block paved path with exterior lighting also leads down the right side of the property to a wrought iron pedestrian gate that leads to a further wooden pedestrian gate that opens to the rear.

To the rear of the property is a pleasant stone flagged seating terrace with exterior lighting, external power points and hot and cold water taps. Access can be gained to the lounge, dining room and utility room. Beyond the terrace is a garden that is mainly laid to lawn and has well-populated borders incorporating established trees and shrubs. Set to one side of the garden is a summerhouse with a covered hot tub area measuring 10'3 x 9'6 (3.12m x 2.89m) to one side.

## Summerhouse

15'0 x 10'3 (4.58m x 3.12m)

A versatile space that is ideal for relaxing or entertaining. Having recessed lighting, a Bosch air conditioning unit, wall mounted light points, TV/aerial cabling and tiled flooring. A range of fitted base units incorporate a quartz work surface, which extends to provide space for two chairs. Bi-folding UPVC doors with double glazed panels open to the rear garden.

The garden is fully enclosed by timber fencing and hedging, ensuring privacy and security.







COVERED HOT TUB AREA



COVERED HOT TUB AREA







BEDROOMS <b>5</b>	BATHROOMS <b>2</b>
LIVING ROOMS <b>5</b>	SQFT (INC. OUTBUILDING) <b>3,126</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>F</b>

## Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband in the area and the mobile signal quality is good.

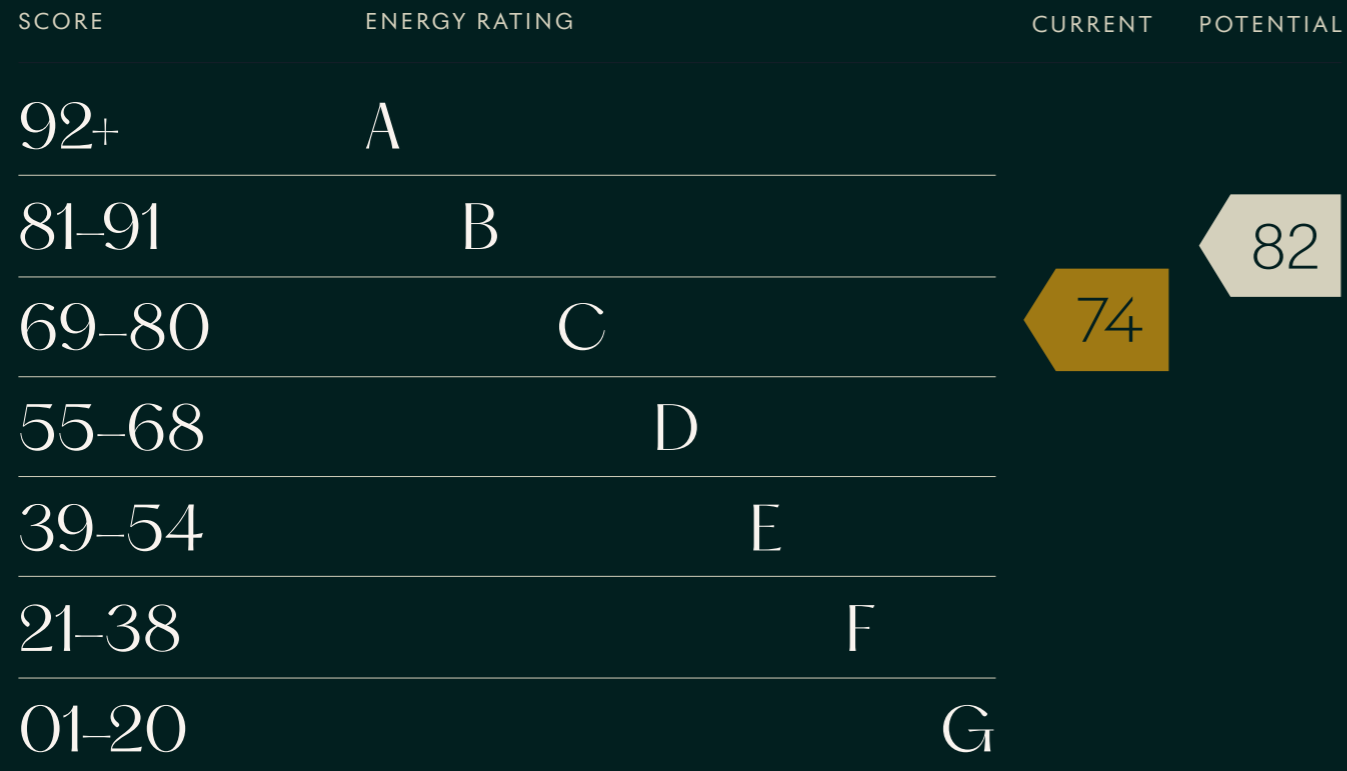
## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

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# 580 FULWOOD ROAD

Fulwood, Sheffield, South Yorkshire,  
S10 3QE

Offers in Excess of  
£1,000,000

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

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