

SHIRLOWE



BLenheim





IMMACULATELY
PRESENTED
AND OFFERING
SPACIOUS FAMILY
LIVING

STANDING WITHIN A PLOT OF APPROXIMATELY A 1/4 OF AN ACRE ON A SOUGHT-AFTER PRIVATE ROAD IS THIS OUTSTANDING SIX BEDROOMED DETACHED RESIDENCE.

Shirlowe has been extensively refurbished by the current owners to a high standard to offer a beautiful home, which has versatile family living spaces over three floors.





This substantial property is set behind electric gates and has the advantage of a sizeable, well-manicured rear garden with a summer house and an additional gated parking area with access to a double garage and adjacent single garage.

The interior of the house is immaculately presented with ample natural light throughout. The accommodation is well suited for a growing family and provides a modern open plan dining kitchen, three spacious reception rooms, five double bedrooms, three en-suites and a contemporary family bathroom.

Situated within a most sought-after location with good access to the local amenities of Fulwood and Ranmoor, in addition to Sheffield's vibrant Ecclesall Road, including shops, restaurants, public houses and highly regarded local schooling. Also within a short distance are a range of walking trails and parks such as Whiteley Woods, Forge Dam, Endcliffe Park and Bingham Park. Sheffield's city centre and the Peak District National Park are within a convenient drive. Additionally, the property is well placed for access to both of Sheffield's universities and hospitals, including the Royal Hallamshire, Weston Park, Sheffield Children's Hospital, Claremont Private Hospital and BMI Thornbury Hospital.

The property briefly comprises on the ground floor: Entrance hall, lounge, WC, dining kitchen, inner hallway, snug, formal dining room and utility room.

On the first floor: Landing, master bedroom, master en-suite shower room, bedroom 2, bedroom 2 en-suite shower room, bedroom 3, bedroom 4, bedroom 5, airing/storage cupboard, family bathroom, inner landing and large wardrobe.

On the second floor: Landing, bedroom 6, bedroom 6 en-suite bathroom, playroom and storage room.

Outbuildings: Summer house, double garage and single garage.



GROUND FLOOR

A stone flagged covered entrance with exterior lighting provides access to a composite door with UPVC double glazed obscured side panels, which opens to the entrance hall.

Entrance Hall

Offering a pleasant welcome to the home with a pendant light point, central heating radiator, telephone point and oak flooring with an inset mat-well. Timber doors open to the lounge, WC and dining kitchen.

Lounge

20'4 x 12'10 (6.20m x 3.91m)

A well-proportioned reception room with a front facing UPVC double glazed bay window, rear facing UPVC double glazed window, recessed lighting, central heating radiators, TV/aerial and Cat 5 point. The focal point of the room is the remote controlled Gazco gas fire. To one wall, there is a comprehensive range of fitted furniture by Hancock & Read incorporating Silestone surfaces.

WC

Having a rear facing UPVC double glazed obscured window, flush light point, partially tiled walls, central heating radiator and tiled flooring. A suite in white comprises a Duravit low-level WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one side, there is a useful storage cupboard.

Dining Kitchen

23'9 x 19'8 (7.24m x 5.99m)

A stunning open plan dining kitchen with a luxury kitchen by Karl Benz. Having front and rear facing UPVC double glazed windows, recessed lighting, pendant light point, central heating radiators, TV/aerial point, Cat 5 point

and tiled flooring with under floor heating. A range of high quality fitted base/wall and drawer units incorporate matching Silestone work surfaces, upstands, under counter lighting and an inset 2.0 bowl Blanco sink with a Quooker chrome mixer tap and an additional Quooker boiling tap. Appliances include a Miele steam oven, Miele microwave combination oven, two Miele ovens, two integrated Fisher & Paykel dishwasher drawers and an integrated dual-zone CDA wine cooler. There is also space/provision for an American style fridge/freezer. There is a central island with a matching Silestone work surface with a Miele five-ring gas hob including a wok burner and a Falmec concealed ceiling extractor above. An oak work surface extends to provide breakfast seating for three chairs. Double UPVC doors with double glazed panels, matching side panels and a panel above open to the rear of the property. A wide opening gives access to the inner hallway.

Inner Hallway

Having a pendant light point and tiled flooring. Timber doors open to the snug, formal dining room and utility room.



ENTRANCE HALL



LOUNGE



LOUNGE



ENTRANCE HALL



LOUNGE



DINING KITCHEN



GROUND FLOOR CONTINUED

Snug

14'1 x 12'2 (4.29m x 3.71m)

A fabulous additional reception room, with a front facing UPVC double glazed window, coved ceiling and a pendant light point with a decorative ceiling rose. Also having a central heating radiator, TV/aerial point and a cupboard which houses the fuse boards.

Formal Dining Room

15'9 x 12'2 (4.80m x 3.71m)

A superb formal dining room with side and rear facing UPVC double glazed windows, coved ceiling, pendant light points with decorative ceiling roses, central heating radiator and a TV/aerial point.

Utility Room

Having a side facing UPVC glazed obscured window, recessed lighting, extractor fan, central heating radiator and tiled flooring. There is fitted base and wall units with a Silestone work surface, upstands, an integrated Siemens washer/dryer and an inset Blanco 1.0 bowl sink with a Blanco chrome mixer tap. Also having a Duravit low-level WC. A cupboard houses the Worcester Bosch boiler, the associated control panel and a Coldstream water cylinder.

From the entrance hall, a staircase with an oak handrail and glazed balustrading rises to the first floor.



SNUG



SNUG



UTILITY ROOM



FORMAL DINING ROOM

FIRST FLOOR

Landing

Having a rear facing UPVC double glazed window, pendant light point and recessed lighting. Timber doors open to bedroom 2, bedroom 3, bedroom 5, family bathroom, airing/storage cupboard and inner landing.

Bedroom 2

12'8 x 12'6 (3.86m x 3.81m)

A good-sized double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator, telephone point and a TV/aerial point. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having a rear facing UPVC double glazed obscured window, coved ceiling and recessed lighting. Also having a chrome heated towel rail, central heating radiator, shaver point and a useful storage cupboard with shelving. A suite in white comprises a low-level WC and a Utopia wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 3

13'9 x 11'10 (4.19m x 3.61m)

Another double bedroom, with a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and TV/aerial cabling.

Bedroom 5

12'2 x 8'8 (3.71m x 2.64m)

Currently being used as a study but can be used as an additional bedroom. Having a front facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator. There is a range of fitted furniture by Strachan incorporating a fitted desk, drawers, long hanging, shelving and a pull-out bed.

Family Bathroom

A modern family bathroom, being fully tiled and having rear facing UPVC double glazed obscured windows, recessed lighting, extractor fan, central heating radiator, an illuminated vanity mirror above and accent lighting. A suite in white by Duravit comprises a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer and storage beneath. Also having a Duravit panelled bath with a Hansgrohe chrome mixer tap. To one corner, there is a wet room style shower with a fitted Hansgrohe rainfall shower, an additional hand shower facility and a glazed screen.

Airing/Storage Cupboard

Having a flush light point and housing the Worcester hot water cylinder.

From the landing, a timber door opens to a:

Inner Landing

Having coved ceiling, recessed lighting, pendant light point and a central heating radiator. Timber doors open to the master bedroom and bedroom 4, and double timber doors open to a large wardrobe.



LANDING



BEDROOM 2



BEDROOM 3



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 5



FAMILY BATHROOM



MASTER BEDROOM

FIRST FLOOR CONTINUED

Master Bedroom

15'11 x 12'2 (4.85m x 3.71m)

A generously sized master suite with side and rear facing UPVC double glazed windows, coved ceiling, pendant light points with decorative ceiling roses, central heating radiator and a TV/aerial point. There is a comprehensive range of fitted furniture by Hammonds, which incorporates short/long hanging, shelving, drawers and two window seats. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

A contemporary en-suite, being fully tiled and having a side facing UPVC glazed obscured window, recessed lighting, extractor fan, central heating radiator and accent lighting. A suite in white by Duravit comprises a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap, storage beneath and an illuminated vanity mirror above. To one corner is a wet room style shower with a fitted Hansgrohe rainfall shower, an additional hand shower facility and glazed screens.

Bedroom 4

12'2 x 11'8 (3.71m x 3.56m)

Having a front facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator, TV/aerial point and a shaver point. There is a range of fitted furniture by Hammonds, incorporating cabinets, drawers and a vanity table. To one wall, double timber doors open to a wardrobe with long hanging and shelving.

Large Wardrobe

Having long hanging and shelving.

From the inner landing, a staircase with an oak handrail, glazed balustrading and an under-stairs storage space rises to the second floor.



MASTER BEDROOM



BEDROOM 4



MASTER EN-SUITE SHOWER ROOM



FAMILY BATHROOM

SECOND FLOOR

Landing

Having a Velux roof window, a rear facing UPVC double glazed window, a central heating radiator and recessed storage. Timber doors open to bedroom 6, playroom and a storage room.

Bedroom 6

15'1 x 11'9 (4.60m x 3.58m)

Having Velux roof windows, recessed lighting, central heating radiators and eaves storage. A timber door opens to the bedroom 6 en-suite bathroom.

Bedroom 6 En-Suite Bathroom

Having a Velux roof window, recessed lighting, extractor fan, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and an Ideal Standard wash hand basin with a Hansgrohe chrome mixer tap, tiled splash back and storage beneath. Also having an Ideal Standard panelled bath with a Hansgrohe chrome mixer tap and a hand shower facility.

Playroom

12'2 x 12'1 (3.71m x 3.68m)

Currently being used as a playroom but having the potential to be used as a seventh bedroom. Having Velux roof windows, pendant light point, central heating radiator and eaves storage.

Storage Room

With a light point.



BEDROOM 6



BEDROOM 6 EN-SUITE BATHROOM

EXTERIOR AND GARDENS

Shirlowe is set well back from Sefton Road, behind electric gates, which open to a block paved driveway with a planted border to one side and leading to the front of the property. To the front, there is exterior lighting, an external power point and access can be gained to the main entrance door. Also having a stone flagged area providing parking for several vehicles with a raised stone planter and a garden being mainly laid to lawn bordered by mature hedging with mature trees and shrubs.

From the driveway, access can be gained to the right side of the property. A full-height timber gate opens to a stone flagged path leading to the rear and having exterior lighting and a water tap.

To the rear, there is a large stone flagged seating terrace with exterior lighting and an external power point. Access can be gained to the dining kitchen and to an area at the left side of the property. There is also a raised timber vegetable garden with two planting beds and double timber doors with glazed panels open to the summer house.

Summer House

13'1 x 11'6 (3.99m x 3.51m)

Having two timber double glazed windows, pendant light points and power.

To the side of the summer house there is an external power point and the terrace extends behind the garden, providing additional seating.

In the centre, there is a garden being mainly laid to lawn and enclosed by mature hedging and fencing. Also having mature trees, including plum and cooking apple trees, and mature shrubs.

The seating terrace leads to a path at the left side, where steps rise to a further patio with a lawn, barbeque area and well-stocked planted borders incorporating plum and pear trees. The path leads to a stone flagged parking area with wrought iron gates and access can be gained to the double garage.

Double Garage

18'8 x 17'9 (5.69m x 5.41m)

Having a side facing timber glazed obscured window, an electric roller shutter door, loft access hatch, strip lighting and power. A timber door opens to a single garage.

Single Garage

18'8 x 16'8 (5.69m x 5.08m)

Having an electric roller shutter door, loft access hatch, light, power and an electric car charging point.



*IMAGE FOR ILLUSTRATION PURPOSES ONLY







SUMMER HOUSE



REAR DRIVEWAY AND GARAGING

GROUND FLOOR

Approximate Floor Area:
1274 SQ.FT. (118.4 SQ.M)

Total Approximate Floor Area:
2993 SQ.FT. (278.1 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
1250 SQ.FT. (116.1 SQ.M)

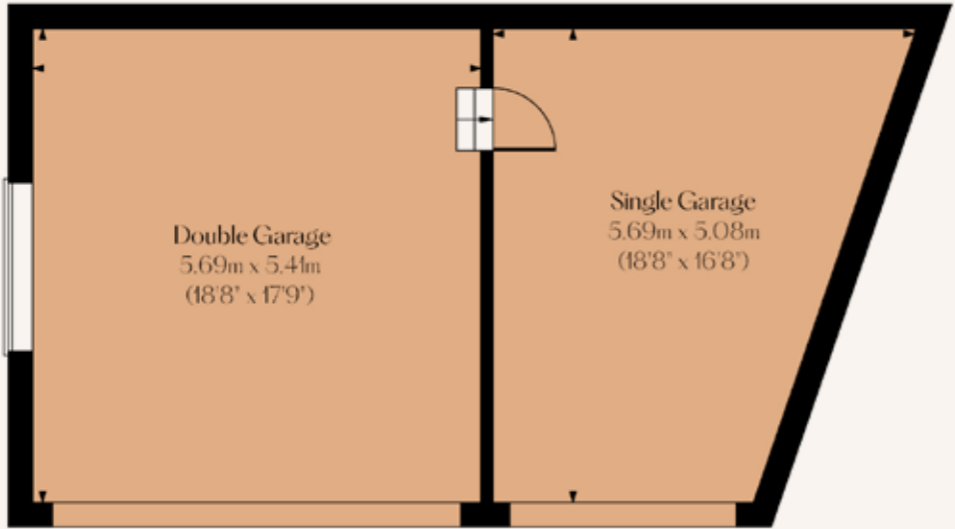
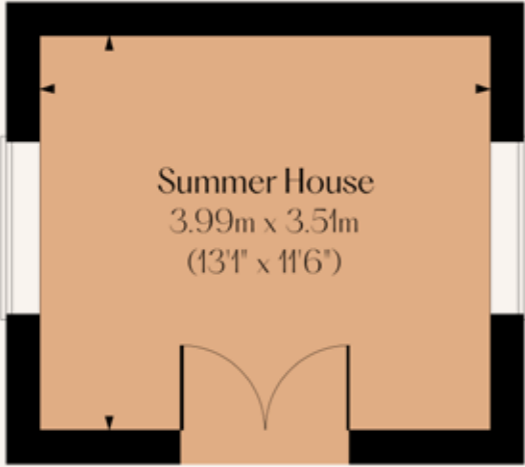
Second Floor Approximate Floor Area:
469 SQ.FT. (43.6 SQ.M)



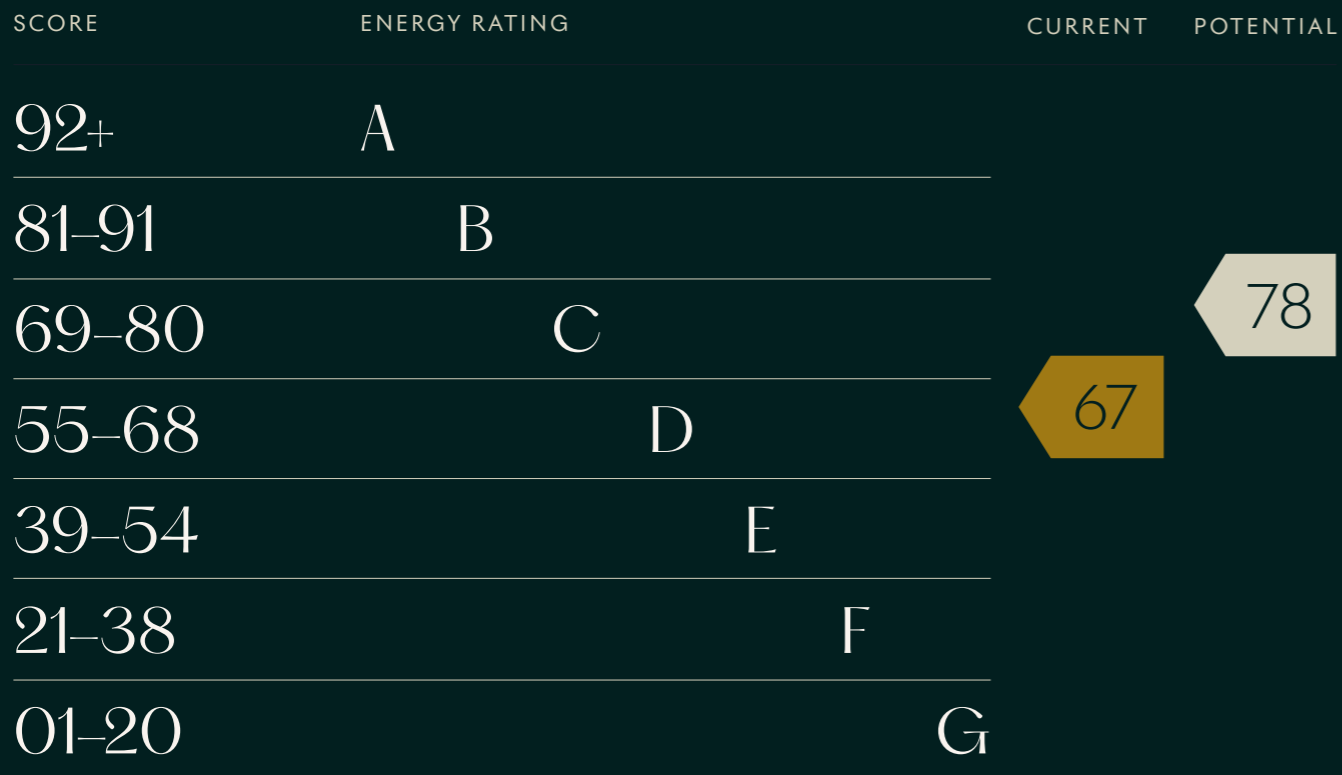
OUTBUILDINGS

Summer House Approximate Floor Area:
151 SQ.FT. (14.0 SQ.M)

Garaging Approximate Floor Area:
592 SQ.FT. (55.0 SQ.M)



BEDROOMS 6	BATHROOMS 4
LIVING ROOMS 3	SQFT (HOUSE / OUTBUILDINGS) 2,993 / 743
TENURE Leasehold	COUNCIL TAX G



Lease Details

The lease is 800 years from 1909, therefore there are 683 years remaining. There is an annual payment of approximately £250, which includes the ground rent of £15 and maintenance of the private road.

Services

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

Rights of Access & Shared Access

The neighbours have a right of access over a small triangle of Shirlowe's land, which sits to the right hand side of the single garage.

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.

SHIRLOWE

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Offers in the Region
of £1,250,000

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

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