

# 26 VICTORIA ROAD



BLENHEIM





A MAGNIFICENT  
RESIDENCE,  
BOASTING A  
CONVENIENT  
LOCATION

WELCOME TO 26 VICTORIA ROAD,  
A GORGEOUS FIVE BEDROOMED  
VICTORIAN RESIDENCE NESTLED IN  
A MOST SOUGHT-AFTER SUBURB.

*Combining style and convenience, this outstanding detached home has been lovingly restored by its current owners in recent years to create a family home that effortlessly accommodates modern living.*





Beautifully appointed throughout, 26 Victoria Road showcases charming Victorian features, such as high, coved ceilings, large sash windows that fill the rooms with natural light, deep skirtings and rustic original floorboards.

A stunning entrance hall with its original curved hand rail and balustrading provides an impressive entry to the home. The heart of the home is the open plan breakfast kitchen and sitting room, offering a flexible layout for cooking, dining and relaxing, and featuring a focal-point cast iron fireplace. A bay-windowed lounge is adorned by natural light and a snug provides additional reception space.

Across the first and second floors are five sizeable double bedrooms, including an exceptionally spacious master suite that incorporates a luxurious en-suite shower room. An elegant family bathroom with a freestanding roll top bath is located on the first floor, plus a shower room on the second floor.

Potential is offered by the basement level for conversion (subject to planning consents) to additional living space, which extends to approximately 572 sq.ft. and contains two cellars and a hallway.

Externally, 26 Victoria Road has been exquisitely landscaped to showcase an array of established planting, adding interest and colour to the outdoor spaces. A gated driveway is positioned to the front, accommodating parking for several vehicles and leading up the side of the house to a detached garage. The rear garden includes a low-maintenance gravelled area with a patio and a remarkable ornamental garden.

The property is within walking distance of the vibrant Ecclesall Road, where there are a host of shops, restaurants, bars and cafes. A range of popular parks are nearby, including Sheffield Botanical Gardens, Endcliffe Park and Bingham Park. Sheffield Hallam University and University of Sheffield campuses, and Sheffield's private and NHS hospitals are also close by, making the property ideally located for education and medical professionals. Sheffield city centre is a stone's throw away, offering further conveniences. The Peak District National Park is accessible within a short drive.

**The property briefly comprises of on the ground floor:** Entrance hall, lounge, snug, sitting room, breakfast kitchen, rear hallway and WC.

**On the first floor:** Landing, master bedroom, master walk-in wardrobe, master en-suite shower room, bedroom 2, bedroom 3 and family bathroom.

**On the second floor:** Landing, bedroom 4, bedroom 5 and shower room.

**Basement level:** Cellar hallway, cellar 1 and cellar 2.

**Outbuildings:** Garage, garden store and gardeners WC.



# GROUND FLOOR

*A heavy arched timber door with obscured glazed panels opens to the entrance hall.*

## Entrance Hall

Providing a warm welcome and having a coved ceiling, pendant light points, central heating radiator, deep skirtings and original exposed flooring with an inset mat well. Timber doors open to the lounge, snug, sitting room and rear hallway.

## Lounge

16'1 x 14'10 (4.89m x 4.53m)

A light-filled reception room with a front facing timber double glazed bay window with original fitted shutters, coved ceiling, pendant light points, central heating radiator, TV/aerial/data point, deep skirtings and original exposed flooring. The focal point of the room is the cast iron fireplace with a mantel and a tiled surround/hearth.

## Snug

14'9 x 14'5 (4.50m x 4.39m)

A versatile room with rear and side facing timber double glazed sash windows with original fitted shutters, coved ceiling, pendant light point, central heating radiator, deep skirtings and original exposed flooring.

## Sitting Room

15'3 x 15'1 (4.64m x 4.60m)

A wonderful sitting room with a front facing timber double glazed sash window with original fitted shutters, coved ceiling, pendant light point, central heating radiators, TV/aerial/data point, deep skirtings and original exposed flooring. The focal point of the room is the cast iron fireplace with a timber mantel, a decorative surround and granite hearth. A wide opening leads into the breakfast kitchen.

## Breakfast Kitchen

15'9 x 15'5 (4.80m x 4.70m)

Having a rear facing timber double glazed sash window with original fitted shutters, pendant light points, central heating radiator, deep skirtings and tiled flooring. A range of fitted base/wall and drawer units incorporate granite work surfaces, tiled splash backs and a 2.0 bowl Belfast sink with a Grohe chrome mixer tap. There is space/provision for a range cooker with an extractor hood above, a dishwasher and a freestanding fridge/freezer. A timber door opens to the rear hallway.

## Rear Hallway

Having a pendant light point, central heating radiator, deep skirtings and tiled flooring. Timber doors open to the WC and staircase down to the basement level. A timber door with a double glazed panel above also opens to the rear of the property.

## WC

Having a rear facing timber double glazed obscured window, pendant light point, chrome heated towel rail, deep skirtings and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a mixer tap.



ENTRANCE HALL



LOUNGE



LOUNGE



SNUG



LOUNGE



SITTING ROOM



SITTING ROOM



SITTING ROOM



BREAKFAST KITCHEN



BREAKFAST KITCHEN

# BASEMENT LEVEL & FIRST FLOOR

From the rear hallway, a timber door opens to a stone staircase with a timber hand rail, which leads down to the:

## Basement Level

### Cellar Hallway

Having light and stone flagged flooring. Openings lead into cellars 1 and 2.

### Cellar 1

15'4 x 14'3 (4.68m x 4.35m)

Having light, two stone slab tables, central heating radiator and provision for a washing machine and a tumble dryer. Cellar 2 houses the Vaillant boiler and Prostel hot water cylinder.

### Cellar 2

14'8 x 14'3 (4.46m x 4.35m)

Having light and a central heating radiator.

## Ground Floor Continued

From the entrance hall, an original staircase with a curved wooden hand rail and balustrading rises to the:

## First Floor

### Landing

Having a rear facing timber double glazed sash window, coved ceiling, pendant light point, central heating radiator, deep skirtings and original exposed flooring. Timber doors open to the master bedroom, bedroom 2 and bedroom 3. Timber doors with obscured glazed panels open to the master en-suite shower room and family bathroom.

## Master Bedroom

15'11 x 14'10 (4.85m x 4.52m)

An exceptionally spacious master bedroom with a front facing timber double glazed sash window with fitted shutters, coved ceiling, pendant light points, central heating radiators, TV/aerial/data point, deep skirtings and original exposed flooring. A focal point of the room is the decorative cast iron fireplace with a tiled hearth. A timber door opens to the master walk-in wardrobe. Double timber doors open to the master en-suite shower room.

## Master Walk-in Wardrobe

Having a pendant light point, clothes hanging rails, shelving and original exposed flooring.

## Master En-Suite Shower Room

A luxuriously appointed en-suite shower room with a rear facing timber double glazed and partially obscured sash window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. A Heritage suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Hemsworth chrome mixer tap. 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 2

15'1 x 15'1 (4.60m x 4.60m)

A spacious double bedroom with a front facing timber double glazed sash window with fitted shutters, coved ceiling, pendant light point, central heating radiators, TV/aerial/data point, deep skirtings and original exposed flooring. The focal point of the room is the decorative cast iron fireplace with a tiled hearth.



LANDING



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2



FAMILY BATHROOM



BEDROOM 3



BEDROOM 4

# FIRST FLOOR CONTINUED & SECOND FLOOR

## Bedroom 3

15'5 x 15'1 (4.70m x 4.60m)

Another large double bedroom with a rear facing timber double glazed sash window with fitted shutters, pendant light point, central heating radiators, TV/aerial/data point, deep skirtings and original exposed flooring. The focal point of the room is the decorative cast iron fireplace with a tiled hearth.

## Family Bathroom

An elegant family bathroom with a front facing timber double glazed and partially obscured sash window, coved ceiling, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with a Bensham chrome mixer tap, tiled splash backs and storage beneath. Also having a freestanding roll top bath with a Bensham chrome mixer tap and a hand shower facility.

From the first floor landing, a staircase with a timber hand rail and balustrading rises to the:

## Second Floor

### Landing

Having a Keylite roof window, rear facing timber double glazed panel, pendant light point and a central heating radiator. Timber doors open to bedroom 4, bedroom 5 and the shower room.

## Bedroom 4

14'9 x 13'5 (4.50m x 4.09m)

Having a side facing timber double glazed sash window with fitted shutters, Keylite roof window, pendant light point, central heating radiator, TV/aerial/data point and original exposed flooring. Four doors open to eaves storage, one of which has shelving.

## Bedroom 5

15'0 x 13'5 (4.57m x 4.09m)

Having a side facing timber double glazed sash window with fitted shutters, Keylite roof window, pendant light point, central heating radiator, TV/aerial/data point and original exposed flooring. Three doors open to eaves storage, one of which has shelving. An additional door opens to further eaves storage.

## Shower Room

Having a Keylite roof window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. A Heritage suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Hemsforth chrome mixer tap. 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



SHOWER ROOM

# EXTERIOR & GARDENS

From Victoria Road, wrought iron gates set between stone gate pillars open to 26 Victoria Road. A driveway is located at the front of the property and provides parking for three vehicles. A path leads up to the main entrance door with exterior lighting and expansive, well-stocked borders containing an array of mature trees, shrubs and plants that add beautiful interest to the exterior of the home. A block paved path leads to the right side of the property where there is an area ideal for storage.

The driveway continues from the front and up the left side of the property, providing additional parking with a planted border to one side and access to the rear and garage.

## Garage

17'9 x 11'6 (5.40m x 3.50m)

Having an up-and-over door and a personnel entrance door. The garage was previously two garages, and therefore the footprint remains if a purchaser wanted to expand the existing building.

To the rear of the property is a low-maintenance gravelled area with stepping stone paths and a patio. There is exterior lighting and a water tap. Access can be gained to the rear hallway, garden store and a gardeners WC.

## Garden Store

11'5 x 8'7 (3.49m x 2.62m)

Having front and rear timber glazed panels, light, power and a timber entrance door. There is also an original brick/stone chimney breast.

## Gardeners WC

Having a low-level WC and an access door.

Beyond the gravelled area, two steps rise to an ornamental garden with a stone flagged path leading down the centre. The borders are filled with an abundance of established planting. There is also a pond and a planting area to one side with two raised brick beds.

The garden is fully enclosed by stone walling for privacy and security.







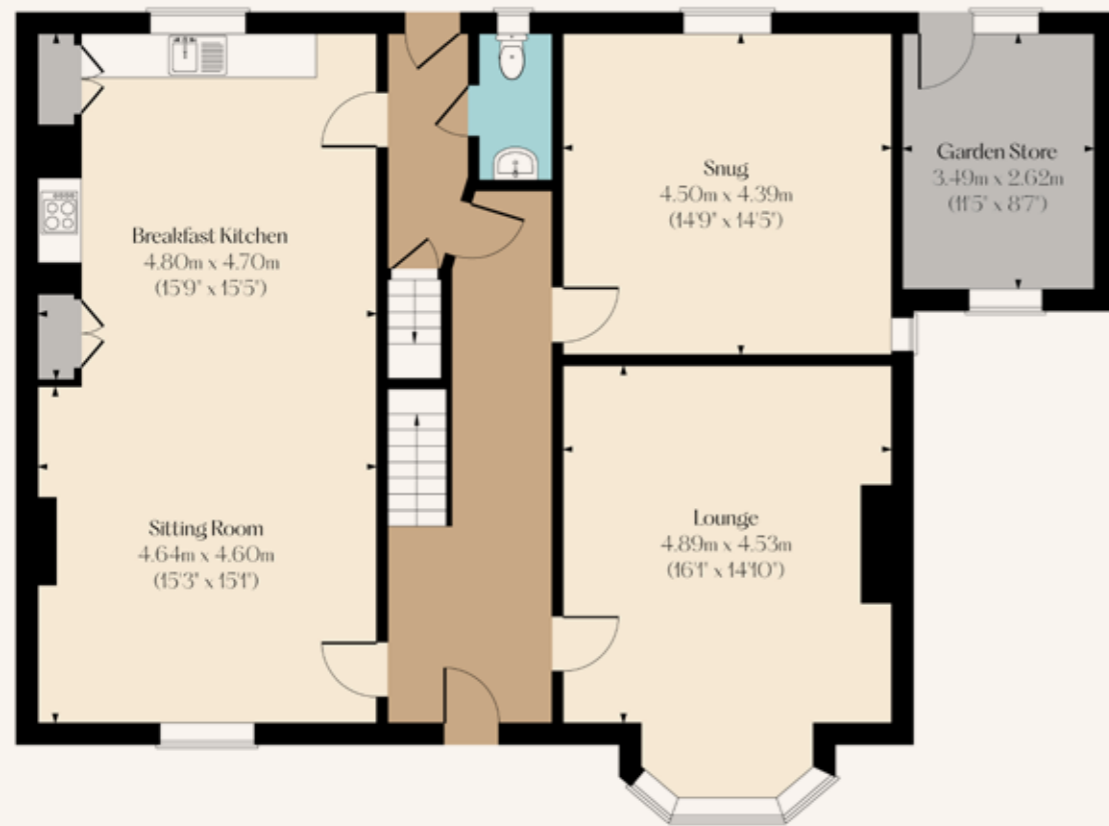
GARAGE



# GROUND FLOOR

Ground Floor Approximate Floor Area:  
1314 SQ.FT. (122.1 SQ.M)

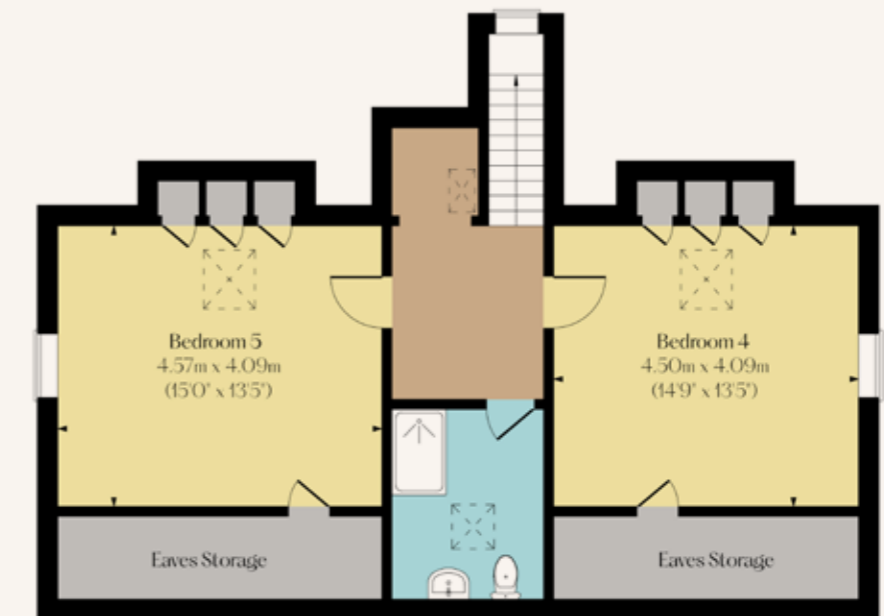
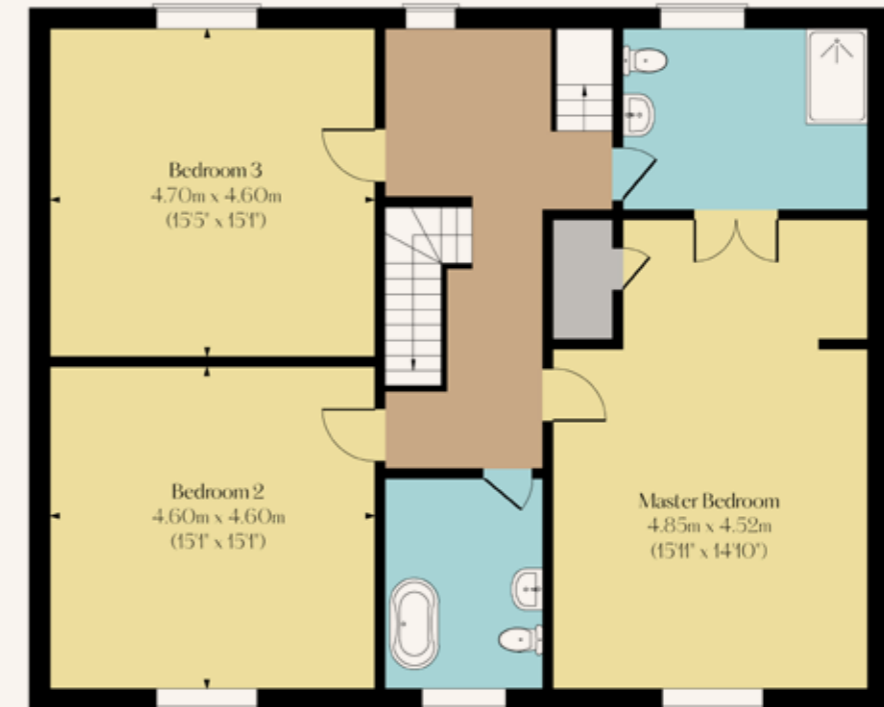
Total Approximate Floor Area:  
3692 SQ.FT. (343 SQ.M)



# FIRST & SECOND FLOORS

First Floor Approximate Floor Area:  
1186 SQ.FT. (110.2 SQ.M)

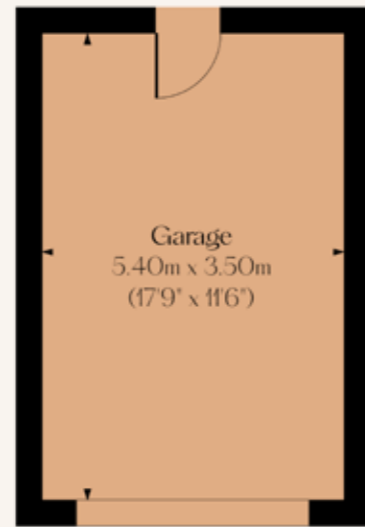
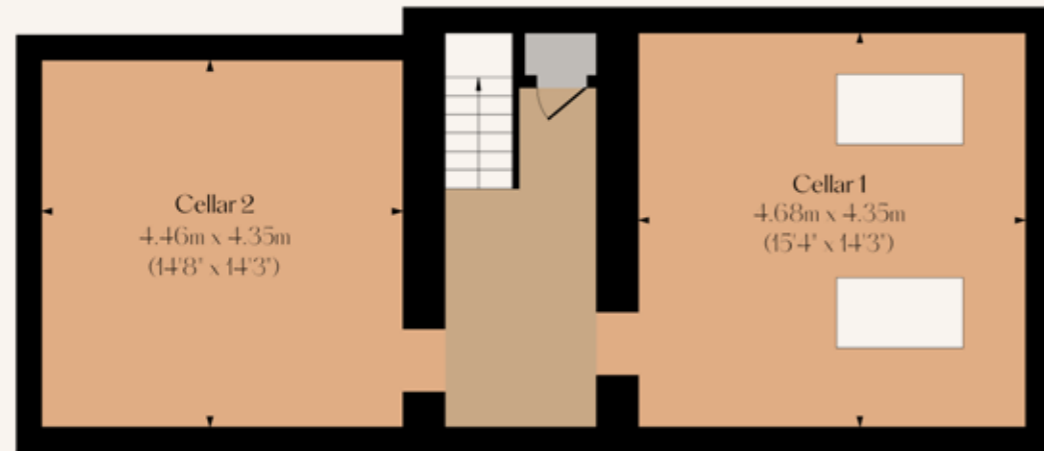
Second Floor Approximate Floor Area:  
620 SQ.FT. (57.6 SQ.M)



# BASEMENT LEVEL & OUTBUILDINGS

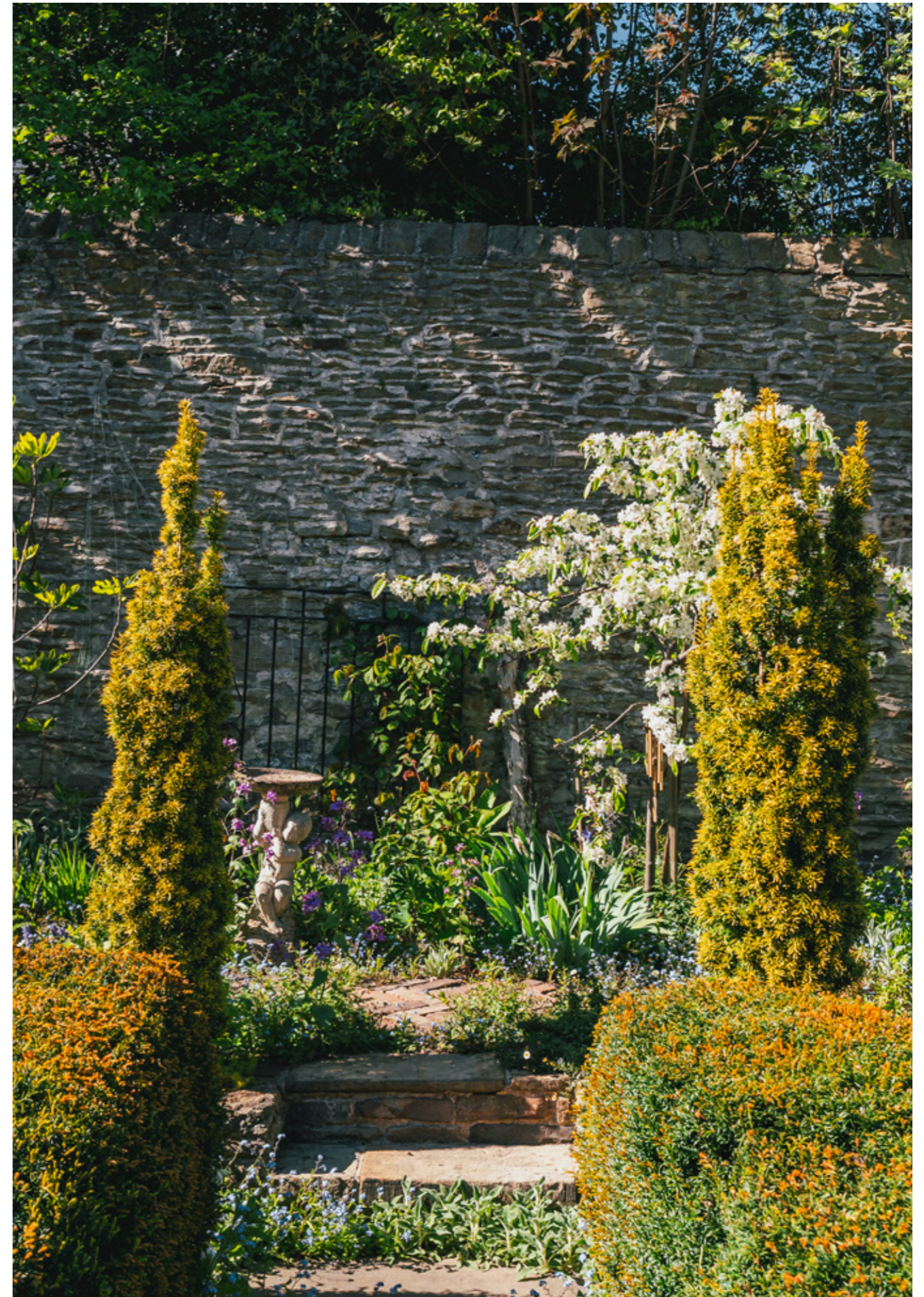
Basement Level Approximate Floor Area:  
572 SQ.FT. (53.1 SQ.M)

Garage & Gardeners WC Approximate Floor Area:  
215 SQ.FT. (20.0 SQ.M)



Gardeners WC

Garage



BEDROOMS 5	BATHROOMS 3
LIVING ROOMS 3	SQFT 3,692
TENURE Freehold	COUNCIL TAX F

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		76
55-68	D	63	
39-54	E		
21-38	F		
01-20	G		

## 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.

## Conservation Area

The property is located within the Broomhall Conservation Area.

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.

# 26 VICTORIA ROAD

Broomhall, Sheffield,  
South Yorkshire, S10 2DL

Offers in Excess of  
£1,100,000

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

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