

209 SHIREBROOK ROAD



BLenheim



THIS STRIKING VICTORIAN VILLA STANDS IN AN ELEVATED POSITION WITHIN A WONDERFUL PLOT, WHICH EXTENDS APPROXIMATELY A QUARTER OF AN ACRE.

209 Shirebrook Road is a four/five bed roomed detached residence that presents an exciting opportunity for modernisation. Set within the grounds is a fabulous two-storey detached outbuilding, with scope for conversion to create additional accommodation within a self-contained annexe (subject to planning).





Constructed in 1864, this attractive Victorian home was one of two 'Arundel Villas' built at the time, and still retains much of its original character, such as high ceilings, some sash windows and deep skirtings.

An abundance of space is provided by a well-proportioned lounge, which features a cast iron fireplace and marble mantelpiece, and a bay-windowed dining room that is filled with natural light. The kitchen is also generously sized, along with a useful study/fifth bedroom and a bathroom.

Ideal for a growing family, the first floor contains four large double bedrooms, including the master bedroom which has an en-suite shower room. There is also a WC and the second floor houses a useful attic room that could be turned into another bedroom with a degree of work. Seen from the first and second floors are pleasant views towards Meersbrook Park.

The gardens accompanying the home are expansive and mature. A sizeable front garden sets the property back from the road, and a driveway runs adjacent to one side of the house, which provides parking for multiple vehicles and access to a single garage. A tiered garden is positioned to the rear, comprising lawns, established borders, seating areas and a superb open space at the top of the boundary.

The two-storey detached outbuilding currently incorporates four stores and a gardeners WC. Ripe for conversion into a habitable space (subject to planning), this outbuilding has excellent potential for the creation of self-contained accommodation due to having path access that could be easily separated from the main house. It could also make an amazing home office/studio for professionals and creatives.

209 Shirebrook Road is located on a quiet residential street in Meersbrook. The amenities of Chesterfield Road are within walking distance and include supermarkets, shops, cafes and public houses. Meersbrook Park and Graves Park are close by and a range of local state and private schooling. Public transport is easily accessible and Sheffield city centre is a short drive away, as well as the Peak District National Park.

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hall, lounge, dining room, inner hall, kitchen, bathroom and study/bedroom 5.

On the first floor: Landing, WC, master bedroom, master en-suite shower room, bedroom 2, bedroom 3 and bedroom 4.

On the second floor: Attic room.

Basement level: Cellar hallway, cellar 1, cellar 2 and cellar 3.

Outbuildings: Single garage 1 and a two-storey building comprising on the ground floor of single garage 2, gardeners WC, store 1 and store 2. On the first floor are stores 3 and 4.

GROUND FLOOR

Double timber doors with glazed panels and a decorative glazed panel above open to the entrance vestibule.

Entrance Vestibule

Having deep skirtings and an inset mat well. A timber door with glazed panels and obscured glazed side panels opens to the entrance hall.

Entrance Hall

Having a coved ceiling, pendant light point, picture rail, dado rail, central heating radiator, telephone point and deep skirtings. Timber doors open to the lounge and dining room. A timber door with obscured glazed panels, side panels and an arched panel above also opens to the inner hall.

Lounge

16'2" x 13'1" (4.92m x 4.00m)

A good-sized lounge with front and side facing UPVC double glazed windows, coved ceiling, pendant light point with a decorative ceiling rose, picture rail, wall mounted light points, central heating radiator, TV/aerial point and deep skirtings. The focal point of the room is the coal effect gas fire, which is set within a cast iron/tiled surround with a marble mantel and a tiled hearth.

Dining Room

13'1" x 13'0" (3.98m x 3.96m)

A beautiful, light-filled reception room with a front facing timber glazed square bay window incorporating sash windows and secondary glazing. Also having a coved ceiling, pendant light point with a decorative ceiling rose, picture rail, wall mounted light points, central heating radiator, TV/aerial point, deep skirtings and parquet flooring. The focal point of the room is the decorative timber mantel with a granite surround and hearth. A timber door with obscured glazed panels opens to the kitchen.

Inner Hall

Having a coved ceiling, pendant light points, picture rail, deep skirtings and tiled flooring. A timber door with obscured glazed panels opens to the kitchen. Timber doors also open to the bathroom and study/bedroom 5. A timber door opens to a stone staircase, which leads down to the basement level. A timber door with obscured glazed panels opens to the rear of the property.

Kitchen

15'3" x 13'1" (4.65m x 3.98m)

A large kitchen with a rear facing UPVC double glazed window and a side facing timber obscured glazed panel with secondary glazing. Also having ceiling lights, two built-in cupboards, central heating radiator, telephone point and TV/aerial cabling. The focal point of the room is the brick fireplace. The kitchen houses the Vaillant boiler. A range of fitted base/wall and drawer units incorporate work surfaces, tiled splashbacks, under-counter lighting and an inset Franke 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a Tricity Bendix four-ring gas hob with an extractor fan above and a Tricity Bendix fan assisted oven and grill. There is space/provision for two under-counter appliances.

Bathroom

Having a side facing UPVC double glazed obscured window, flush light point, recessed lighting, partially tiled walls, heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with a traditional chrome mixer tap. Also having a panelled bath with traditional chrome taps. To one corner is a shower enclosure with a fitted Mira shower and a glazed screen/door.



KITCHEN



DINING ROOM



DINING ROOM



KITCHEN



BATHROOM



KITCHEN



LOUNGE



LOUNGE

GROUND FLOOR CONTINUED & BASEMENT LEVEL

Study/Bedroom 5

11'4" x 9'2" (3.45m x 2.80m)

Offering a versatile space with a rear facing UPVC double glazed window, a side facing UPVC double glazed arched panel, flush light point and a central heating radiator.

From the inner hall, a timber door opens to a stone staircase, which leads down to the:

Basement Level

Cellar Hallway

Having light and stone flagged flooring. Openings give access to cellars 1, 2 and 3.

Cellar 1

12'2" x 11'10" (3.70m x 3.60m)

Having light, power, a stone slab table and stone flagged flooring.

Cellar 2

Having stone flagged flooring.

Cellar 3

15'9" x 12'6" (4.80m x 3.80m)

Having light, the original coal chute and stone flagged flooring.

Ground Floor Continued

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



HALLWAY LEADING TO THE BATHROOM & STUDY/BEDROOM 5



STUDY/BEDROOM 5

FIRST & SECOND FLOORS

Landing

Having a front facing timber obscured glazed internal panel, coved ceiling, pendant light point, dado rail and a central heating radiator. A timber door with obscured glazed panels and a decorative arched panel above opens to the WC. Timber doors also open to the master bedroom, bedroom 2, bedroom 3 and bedroom 4.

WC

Having a Velux roof window, rear and side facing timber glazed sash windows (one partially obscured), wall mounted light point, low-level WC and parquet flooring.

Master Bedroom

16'2" x 13'1" (4.92m x 4.00m)

A spacious bedroom with front and side facing UPVC double glazed windows, coved ceiling, pendant light point with a decorative ceiling rose, picture rail, central heating radiator and deep skirtings. The focal point of the room is the decorative marble fireplace with a mantel, surround and hearth. A timber door with obscured glazed panels opens to the master en-suite shower room.

Master En-Suite Shower Room

Having a front facing UPVC double glazed arched window, flush light point, partially tiled walls, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 2

13'1" x 13'0" (4.00m x 3.97m)

A spacious double bedroom with a front facing UPVC double glazed arched window, coved ceiling, pendant light point, wall mounted light points, central heating radiator and deep skirtings. There is a decorative fireplace with a mantel.

Bedroom 3

15'3" x 13'1" (4.64m x 4.00m)

Another double bedroom with a rear facing UPVC double glazed window, central heating radiator and a pedestal wash hand basin with traditional taps and a tiled splashback. There is a decorative fireplace with a stone hearth. To one corner is a fitted wardrobe with shelving.

Bedroom 4

12'0" x 11'3" (3.66m x 3.43m)

Having a side facing UPVC double glazed window, recessed lighting, central heating radiator, telephone point and a decorative fireplace with a stone hearth.

From the first floor landing, the staircase continues to a timber door, which opens to the:

Second Floor

Attic Room

20'1" x 12'4" (6.12m x 3.76m)

Having Velux roof windows (one of which has views towards Meersbrook Park) and a flush light point.



FIRST FLOOR LANDING



FIRST FLOOR WC



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM EN-SUITE SHOWER ROOM



MASTER BEDROOM EN-SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 2



BEDROOM 3



BEDROOM 4



VIEW FROM ATTIC ROOM



BEDROOM 4



ATTIC ROOM

EXTERIOR & GARDENS

From Shirebrook Road, a wrought iron pedestrian gate opens to steps, which rise to a path that leads up the front of the property. Access can be gained to the main entrance door and also to the front is a lawned garden with mature trees.

To the left side of the property, the path continues with a water tap and leads to a timber pedestrian gate, which opens to the rear. There is also a circular grass area with a gravelled patio and a mature border containing shrubs.

Access is also gained from Shirebrook Road to the driveway, which runs up the right hand side of the house and provides parking for up to four vehicles. Above the driveway, a gravelled path with stepping stones leads from the front to the top of the driveway. Access can be gained to single garage 1 and the rear of the property.

Single Garage 1

17'5" x 9'6" (5.30m x 2.90m)

Having an up-and-over electric door, light, power and a side facing timber glazed window.

To the rear of the property, a patio has exterior lighting and access is gained to the inner hall and two-storey detached outbuilding.

Two-Storey Detached Outbuilding

Ground Floor

Single Garage 2

18'1" x 13'1" (5.50m x 4.00m)

Having an up-and-over door, light and power.

Gardeners WC

Having a side facing obscured glazed panel, a low-level WC and a wall mounted wash hand basin with a chrome tap.

Store 1

13'1" x 8'10" (4.00m x 2.70m)

Having a front facing timber glazed window, light and power. An opening leads into store 2 and a hatch with a wooden ladder provides access to the first floor.

Store 2

13'1" x 9'2" (4.00m x 2.80m)

Having a front facing timber glazed window and a side facing timber glazed panel.

First Floor

Store 3

13'1" x 8'10" (4.00m x 2.70m)

Having a front facing timber glazed arched panel, light and power. An opening leads into store 4.

Store 4

9'10" x 9'2" (3.00m x 2.80m)

Having a front facing timber glazed arched panel, a side facing timber glazed panel and light.

From the rear patio, steps rise to a tiered garden with a stone flagged patio beneath a timber pergola to the left hand side. Two paths on different levels lead to the other side of the garden and have planters containing shrubs. Another set of steps rise to a lawned garden with mature trees and a large fish pond. The steps continue to the very top of the garden, where a timber archway leads to another sizeable lawned garden with a water tap, an external power point, a long aluminium greenhouse and space for storage sheds. The garden is fully enclosed by brick walling and hedging.





*IMAGE FOR ILLUSTRATION PURPOSES ONLY







SINGLE GARAGE 1



SINGLE GARAGE 2



STORE 3



STORE 1 & VIEW INTO STORE 2



STORE 4

GROUND FLOOR & CELLARS

Ground Floor Approximate Floor Area:
1004 SQ.FT. (93.3 SQ.M)

Cellar Approximate Floor Area:
473 SQ.FT. (43.9 SQ.M)

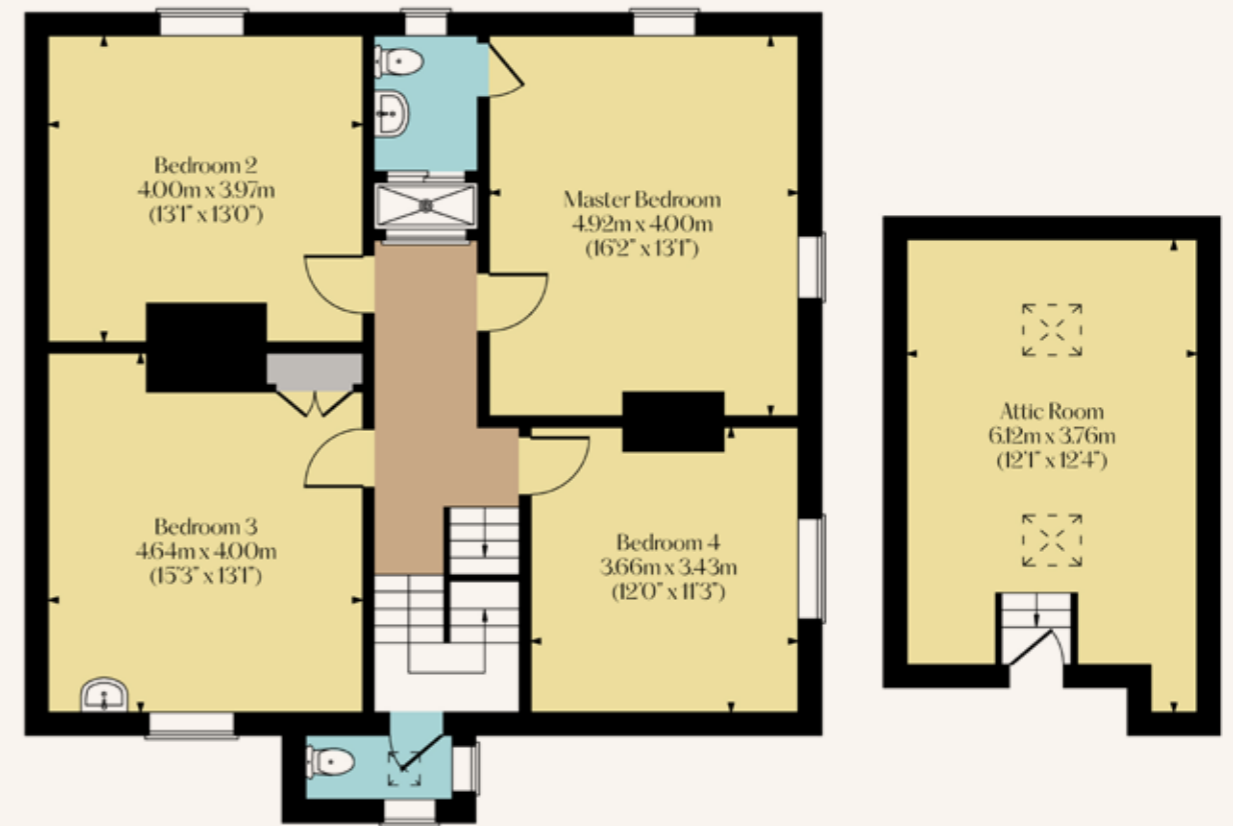
Total Approximate Floor Area (Excluding Outbuildings):
2642 SQ.FT. (245.4 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
939 SQ.FT. (87.2 SQ.M)

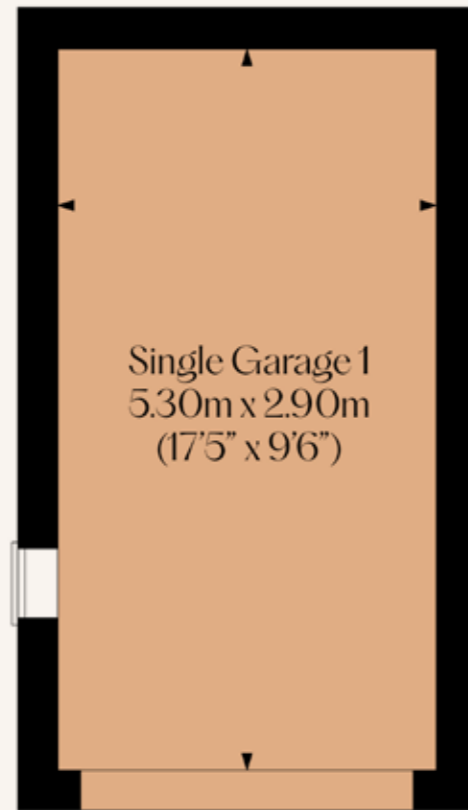
Second Floor Approximate Floor Area:
226 SQ.FT. (21.0 SQ.M)



SINGLE GARAGE

Total Outbuilding Approximate Floor Area:
931 SQ.FT. (86.5 SQ.M.)

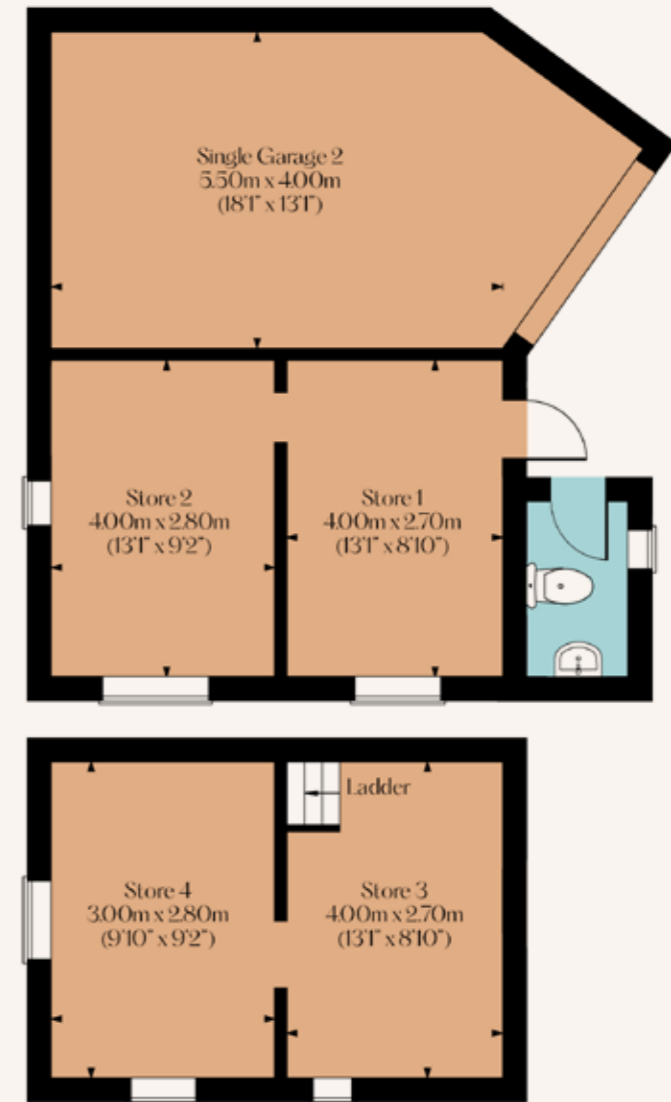
Single Garage 1 Approximate Floor Area:
445 SQ.FT. (41.3 SQ.M.)



TWO-STOREY DETACHED OUTBUILDING

Ground Floor Approximate Floor Area:
243 SQ.FT. (22.6 SQ.M)

First Floor Approximate Floor Area:
243 SQ.FT. (22.6 SQ.M)



BEDROOMS 4/5	BATHROOMS 2
LIVING ROOMS 2	SQFT (HOUSE / OUTBUILDINGS) 2,642 / 931
TENURE Freehold	COUNCIL TAX C

Services

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

Rights of Access & Shared Access

There is a right of access on 207 Shirebrook Road's side path to enable access of 209's left side boundary, for maintenance only.

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		
55-68	D		66
39-54	E	44	
21-38	F		
01-20	G		

209 SHIREBROOK ROAD

Meersbrook, Sheffield, South
Yorkshire, S8 9RF

Offers in the Region
of £695,000

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our consultant on: 0114 358 2020

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