

126
BUTTON HILL



BLENHEIM



SITUATED IN ONE OF SHEFFIELD'S MOST DESIRABLE AREAS AND OFFERING SUPERB LIVING SPACES, WELCOME TO 126 BUTTON HILL.

This gorgeous five double bedroom, three bathroom home is spacious throughout and blends both character features with contemporary styling. Offering fantastic reception rooms and a stunning, south-facing rear garden, it is perfectly suited to a growing family.





DINING KITCHEN

On the ground floor are the main living areas, including the lounge with a bay window and a log burner, and a light-filled, modern dining kitchen designed by “My Fathers Heart”.

The dining kitchen incorporates high-specification, integrated appliances and has bi-folding doors opening to the rear, allowing for seamless indoor-outdoor living. Completing the ground floor is a utility room, garage and WC.

Between the ground and first floors is a useful, well-appointed office that caters perfectly to modern working requirements, or offers the opportunity for conversion to a sixth bedroom/living space. The first and second floors house five generously proportioned double bedrooms, two with en-suite shower rooms and the family bathroom. Externally, the property boasts a large driveway to the front with off-road parking for multiple vehicles and to the rear is a large, low-maintenance, south-facing garden that is perfect for unwinding, hosting or entertaining.

126 Button Hill has convenient access to the amenities of Ecclesall Road, offering shops, restaurants, supermarkets and cafes. There is highly-regarded schooling in the area, unparalleled access to the Peak District and a range of pleasant outdoor spaces, such as Endcliffe Park, Millhouses Park, Hutcliffe Woods and Ecclesall Woods. There is a selection of golf courses too, including Abbeydale Golf Club and Beauchief Golf Club.

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hallway, WC, under-stairs storage cupboard, lounge, dining kitchen, inner hallway, utility room and garage.

On the first floor: Office, landing, bedroom 5, bedroom 4, master bedroom, master en-suite shower room, linen cupboard, family bathroom and bedroom 3.

On the second floor: Bedroom 2, bedroom 2 en-suite shower room and eaves storage.

GROUND FLOOR

A heavy oak door with an obscured double glazed panel opens to the entrance vestibule.

Entrance Vestibule

Having recessed lighting, exposed walling and tiled flooring. Fitted furniture includes cloaks hanging hooks and shelving. An oak door with glazed panels opens to the entrance hallway.

Entrance Hallway

With a coved ceiling, flush light points, a central heating radiator with a decorative cover and oak flooring. Fitted furniture includes shelving. Oak doors open to the WC, under-stairs storage cupboard, lounge and dining kitchen.

WC

Having a front facing UPVC double glazed obscured window, pendant light point, central heating radiator and oak flooring. A suite in white comprises a low-level WC and a wash hand basin with traditional chrome taps and a vanity mirror above.

Under-Stairs Storage Cupboard

Having a cloaks hanging rail.

Lounge

16'9 x 11'11 (5.11m x 3.63m)

A beautiful lounge with a front facing UPVC double glazed bay window, coved ceiling, recessed lighting, picture rail, central heating radiator and a TV/aerial point. The focal point of the room is the log burner with a slate hearth.

Dining Kitchen

36'1 x 15'6 (11.00m x 4.72m)

A contemporary dining kitchen with a rear facing UPVC double glazed window, recessed lighting and tiled flooring with underfloor heating. The focal point of the room is the inset log burner. A range of fitted base and wall units incorporate a marble work surface, lighting and an inset 2.0 bowl, stainless steel sink with a chrome mixer tap and an additional Quooker tap. Appliances are Gaggenau including two steam ovens, two ovens, two warming drawers, a full-height fridge, full-height freezer and a dishwasher. A separate central island has a matching work surface with drawer units, an induction hob, downdraft and a Teppan grill. An oak door opens to the inner hallway and UPVC bi-folding doors open to the rear of the property.

Inner Hallway

Having recessed lighting and housing the boiler. Timber doors open to the utility room and garage. A UPVC door with a double glazed panel opens to the left-side of the property.

Utility Room

Having a side facing UPVC double glazed window and strip lighting. A range of fitted base and wall units by My Fathers Heart incorporate a marble work surface and an inset 1.0 bowl, stainless steel sink with a chrome mixer tap. There is the provision for a washing machine and tumble dryer.

Garage

16'11 x 13'6 (5.16m x 4.11m)

With an electric up-and-over door, light and power.

From the entrance hallway, a staircase rises to both a partial landing where access can be gained to the office and to the first floor.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



LOUNGE

FIRST FLOOR

Office

14'4 x 13'6 (4.37m x 4.11m)

With a front facing UPVC double glazed bay window, a side facing UPVC double glazed window, pendant light point, central heating radiator and parquet timber flooring. Fitted furniture includes a desk and shelving.

Landing

Having a coved ceiling and a flush light point. Oak doors open to bedroom 5, bedroom 4, master bedroom, linen cupboard, family bathroom, bedroom 3 and the entrance to the second floor.

Bedroom 5

10'0 x 8'5 (3.05m x 2.57m)

A double bedroom with a front facing UPVC double glazed bay window, recessed lighting and a central heating radiator.

Bedroom 4

17'2 x 11'11 (5.23m x 3.63m)

A further double bedroom with a front facing UPVC double glazed bay window, coved ceiling, pendant light point and a central heating radiator.

Master Bedroom

14'10 x 12'0 (4.52m x 3.66m)

Another double bedroom with a rear facing UPVC double glazed window, coved ceiling, recessed lighting and a central heating radiator. Fitted furniture includes long hanging, shelving, glazed shelving and an illuminated vanity mirror. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

Being fully tiled with recessed lighting, an extractor fan and a towel rail. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and an illuminated vanity mirror above. To one corner is a walk-in shower enclosure with a rainhead shower, additional hand shower facility and inset shelving.

Linen Cupboard

Having shelving.

Family Bathroom

Being fully tiled with a rear facing UPVC obscured double glazed window, recessed lighting, extractor fan and a chrome heated towel rail. A suite comprises a wall mounted WC and a wash hand basin with a chrome mixer tap, storage beneath and an illuminated vanity mirror above. A step rises to a separate shower enclosure that has a fitted shower and a glazed screen. Adjacent to the shower is a panelled bath with a chrome mixer tap.

Bedroom 3

13'2 x 10'11 (4.01m x 3.33m)

A double bedroom with a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. Fitted furniture includes long hanging, drawer units and shelving.

From the landing, an oak door opens to a staircase which rises to the second floor.

SECOND FLOOR

Bedroom 2

13'6 x 11'1 (4.11m x 3.38m)

A stunning double bedroom with a Velux roof window, recessed lighting and an air conditioning unit. Fitted furniture includes shelving. An oak door opens to the bedroom 2 en-suite shower room and a large eaves storage.

Bedroom 2 En-Suite Shower Room

Being fully tiled with recessed lighting, an extractor fan and a towel rail. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and an illuminated vanity mirror above. To one corner is a separate shower with a fitted shower, additional hand shower facility, inset shelving and a glazed screen.

Eaves Storage

23'5 x 18'10 (7.14m x 5.74m)

With light and power.



OFFICE





MASTER BEDROOM



BEDROOM 2



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 5



BEDROOM 4



FAMILY BATHROOM

EXTERIOR & GARDENS

From Button Hill, an opening gives access to the driveway. To the front of the property is exterior lighting and a block paved drive with parking for multiple vehicles. Access can be gained to the main entrance door and garage.

To the left-side, a block paved drive continues to further parking and there is exterior lighting and an electric vehicle charging point. Access can be gained to the inner hallway. A timber pedestrian gate opens to the rear of the property.

To the rear of the property is exterior lighting, an external power point and a water tap. A stone flagged patio has the provision for seating and access can be gained to the dining kitchen.

Beyond the patio is a garden, mainly laid to lawn with mature plants and trees. A step rises to a further area that has bark chipping and raised planters. The garden is fully enclosed.

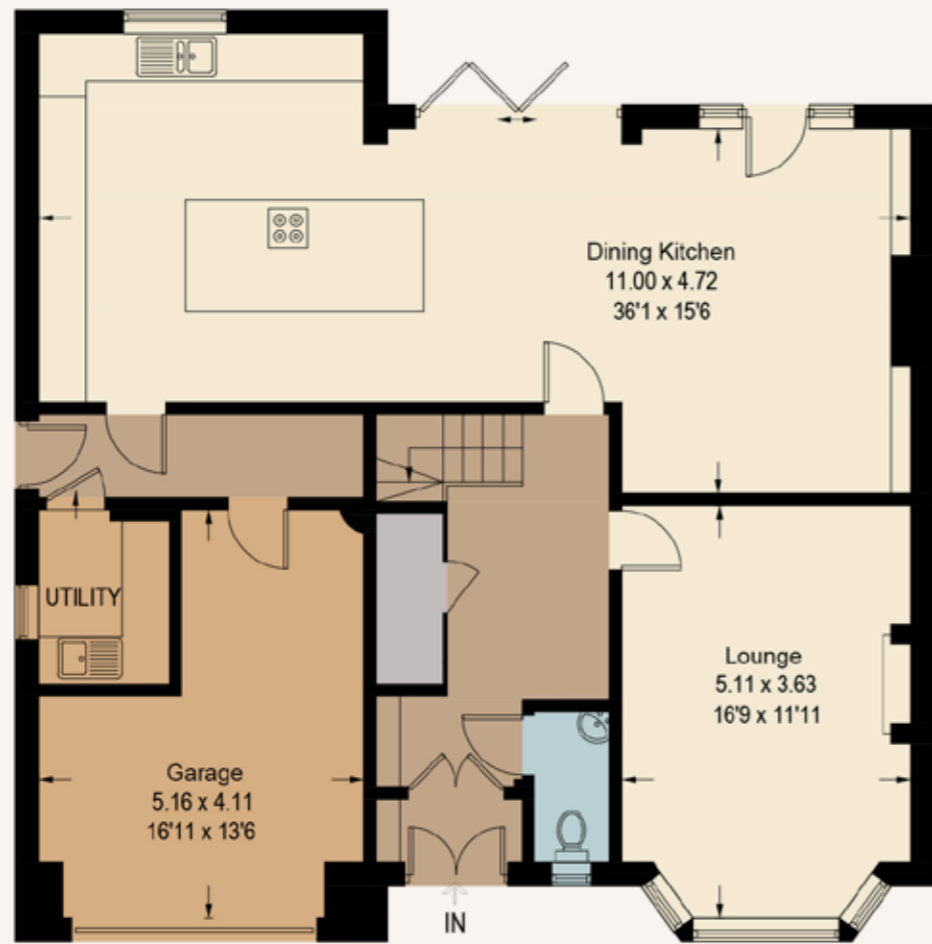




GROUND FLOOR

Total Approximate Floor Area
2986 SQ.FT. (277.5 SQ.M)

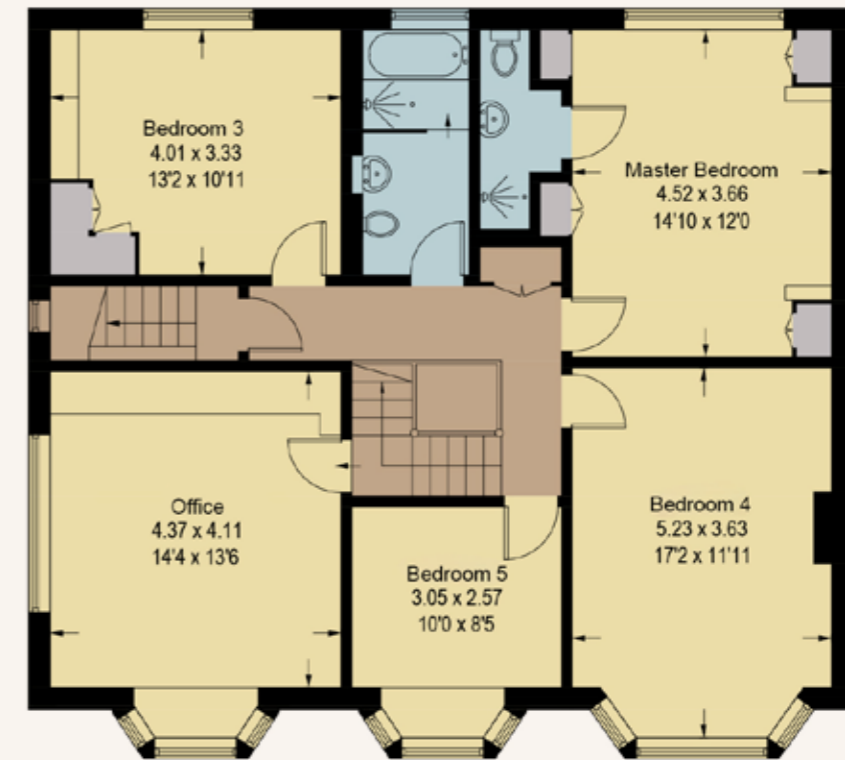
Ground Floor Approximate Floor Area (Including Garage):
1205 SQ.FT. (112.5 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
1113 SQ.FT. (103.4 SQ.M)

Summer House Approximate Floor Area:
668 SQ.FT. (62.1 SQ.M)



BEDROOMS 5	BATHROOMS 3
LIVING ROOMS 3	SQFT (INCLUDING SUMMER HOUSE) 2,986
TENURE Freehold	COUNCIL TAX E

Services

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

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There are covenants. There are no easements or wayleaves and the flood risk is low.

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SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C	65	74
55-68	D		
39-54	E		
21-38	F		
01-20	G		

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of £895,000

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