

FERNLEIGH MOUNT



BLENHEIM



FERNLEIGH
MOUNT

116



SUBSTANTIAL FAMILY ACCOMMODATION COMBINED WITH FUNCTIONALITY & STYLE

POSITIONED IN A HIGHLY SOUGHT-AFTER LOCATION, FERNLEIGH MOUNT IS AN EXQUISITE SIX BEDROOMED DETACHED RESIDENCE THAT IS METICULOUSLY DESIGNED TO CATER FOR FAMILY LIVING.

Extensive accommodation spans three floors, all finished in a contemporary style and incorporating a beautiful living kitchen, two reception rooms and five spacious bedroom suites.





The living kitchen is the perfect space for all of the family to gather.

Installed in recent years by the current owners, the kitchen area comprises a large island that accommodates seating, beautiful granite work surfaces and a range of integrated appliances by Siemens, Miele and Neff. Within the living area is a focal point Stuv log burner. Two sets of bi-folding doors provide a seamless transition to the pleasant patio at the rear of the property.

Connected by a sliding glass door from the living kitchen is the lounge, which offers the flexibility to be used separately or as part of the open plan living space. There is also a versatile study and a useful utility with a WC and access to the integral garage.

A grand staircase with feature stair lighting rises to the galleried landing on the first floor. The master bedroom suite is a luxurious sanctuary with fitted furniture and a modern en-suite bathroom. Three further bedrooms are situated on this floor, two of which also have en-suite bathrooms. Ideal for guests or teenagers, the second floor houses another two sizeable bedroom suites.

Fernleigh Mount stands behind a sliding electric gate, which opens to a block paved driveway that provides parking for two vehicles. The rear garden is thoughtfully landscaped and includes multiple seating terraces that are great for entertaining, enjoying a morning coffee or a relaxing summer's evening.

The property has good access to the amenities of both Dore and Totley, including a range of shopping, leisure facilities, local public houses and cafes. Good transport links are close by, with Dore & Totley train station being in close proximity and providing rail routes to Sheffield, Manchester, Leeds and York. Sheffield city centre and the scenic Peak District are a short drive away.

The property briefly comprises of on the ground floor: Reception hall, under-stairs storage cupboard, lounge, utility room, WC, study, living kitchen and integral garage.

On the first floor: Galleried landing, master bedroom, master en-suite bathroom, bedroom 2 with Juliet balcony, bedroom 2 en-suite bathroom, bedroom 3, bedroom 3 en-suite/family bathroom, bedroom 4 and comms cupboard.

On the second floor: Landing, bedroom 5, bedroom 5 en-suite bathroom, bedroom 6, bedroom 6 en-suite shower room and storage cupboard.



GROUND FLOOR

A timber door with a double glazed obscured panel and a matching side panel opens to the reception hall.

Reception Hall

A welcoming reception hall with a front facing timber double glazed bay window with solar shading, recessed lighting, wall mounted light points, partially panelled walls and tiled flooring with under floor heating. Walnut doors with glazed panels open to the lounge, utility room, study and living kitchen. A walnut door also opens to the under-stairs storage cupboard.

Under-Stairs Storage Cupboard

Having a flush light point and tiled flooring with under floor heating.

Lounge

17'9 x 13'5 (5.41m x 4.09m)

A wonderful reception room with recessed lighting, spotlighting, TV/radio/satellite/telephone points, data points and under floor heating. A sliding glass door with a matching panel opens to the living kitchen. Two walnut doors with glazed panels open to the reception hall.

Utility Room

Having recessed lighting, an extractor fan and tiled flooring with under floor heating. A range of fitted base and wall units incorporate a granite work surface, a matching upstand, under-counter lighting and an inset 1.0 bowl

Blanco stainless steel sink with a Blanco chrome mixer tap. There is space/provision for a washing machine and a tumble dryer. Walnut doors open to the WC and integral garage. A timber door with a double glazed panel opens to the left side of the property.

WC

Being fully tiled and having a side facing timber double glazed obscured window, recessed lighting, extractor fan, fitted vanity mirrors, wall mounted light point, chrome heated towel rail and under floor heating. A Roca suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Roca chrome mixer tap and storage beneath.

Study

7'0 x 5'9 (2.13m x 1.75m)

Having recessed lighting, under floor heating and a range of fitted furniture, incorporating a desk with drawers and cupboards/shelving above.



RECEPTION HALL



RECEPTION HALL



LOUNGE



LOUNGE



LIVING KITCHEN

GROUND FLOOR CONTINUED

Living Kitchen

32'2 x 18'9 (9.80m x 5.72m)

An exceptionally spacious open plan living kitchen that caters well to modern family lifestyles. Having Keylite roof windows, recessed lighting, spotlighting, pendant light points, TV/radio/satellite/telephone points, data points and tiled flooring with under floor heating. The focal point of the living area is the Stüv log burner. The kitchen area incorporates a comprehensive range of base/wall and drawer units with a granite work surface, a matching upstand, under-counter lighting and an 1810 Belfast sink with a Quooker chrome mixer tap with hot water and

sparkling functions. A central island provides additional storage and has a matching granite work surface that extends to provide space for four chairs. Appliances include a Bora four-ring induction hob with a built-in extractor, two Miele fan assisted ovens, a Miele coffee machine, a Miele microwave oven, a Neff dishwasher, a CDA wine cooler, a full-height Siemens fridge and a full-height Siemens freezer. Two sets of aluminium bi-folding doors with double glazed panels open to the rear of the property.

From the reception hall, a staircase with a walnut handrail, timber balustrading and feature stair lighting rises to the first floor.





LIVING KITCHEN



FIRST FLOOR

Galleried Landing

Having front facing timber double glazed windows with solar shading, feature pendant light point, recessed lighting, partially panelled walls and central heating radiators. Walnut doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 3 en-suite/family bathroom and bedroom 4.

Master Bedroom

19'5 x 13'9 (5.92m x 4.19m)

A large bedroom suite with a rear facing timber double glazed window, recessed lighting, central heating radiators and a TV/radio/satellite/data point. To one wall is a range of fitted furniture incorporating short hanging and shelving. An obscured glass door opens to the master en-suite bathroom.

Master En–Suite Bathroom

Being fully tiled and having a side facing timber double glazed obscured window, recessed lighting, extractor fan, fitted anti-mist vanity mirrors, two chrome heated towel rails and shaver points. A Roca suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Roca chrome mixer tap and storage beneath. Also having an inset spa bath with a Roca chrome mixer tap. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen/door.

Bedroom 2

19'5 x 12'1 (5.92m x 3.68m)

A generously proportioned double bedroom with recessed lighting, central heating radiators, TV/radio/satellite/data points and one panelled wall. To one wall is a range of fitted furniture incorporating short hanging, shelving and drawers. Double timber doors with double glazed panels open to a Juliet balcony with a glazed balustrade. An obscured glass door opens to the bedroom 2 en-suite bathroom.

Bedroom 2 En–Suite Bathroom

Being fully tiled and having recessed lighting, extractor fan, fitted anti-mist vanity mirror, chrome heated towel rail, recessed tiled shelf and a shaver point. A Roca suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Roca chrome mixer tap and storage beneath. To one wall is a spa bath with a Roca chrome mixer tap, a fitted Roca rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 3

11'5 x 10'9 (3.48m x 3.28m)

Having a front facing timber double glazed window with solar shading, recessed lighting, one panelled wall, central heating radiator and a TV/radio/satellite/data point. A walnut door opens to the bedroom 3 en-suite/family bathroom.

Bedroom 3 En–Suite/Family Bathroom

A versatile Jack-and-Jill bathroom, which could be used as an en-suite to bedroom 3 or as a family bathroom. Being fully tiled and having a side facing timber double glazed obscured window, recessed lighting, extractor fan, fitted anti-mist vanity mirrors, chrome heated towel rail and a shaver point. A Roca suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Roca chrome mixer tap and storage beneath. Also having a panelled bath with a Roca chrome mixer tap, a fitted Roca rain head shower, an additional hand shower facility and a glazed screen. Walnut doors open to bedroom 3 and the galleried landing.

Bedroom 4

11'5 x 10'8 (3.48m x 3.25m)

Having two roof windows, recessed lighting, wall mounted light points, central heating radiator and a TV/radio/satellite/data point. A door opens to the comms cupboard with a recessed light point.



GALLERIED LANDING





MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 3



BEDROOM 2 EN-SUITE BATHROOM



BEDROOM 3 EN-SUITE/FAMILY BATHROOM



BEDROOM 4

SECOND FLOOR

From the galleried landing, the staircase with a walnut handrail, balustrading, feature stair lighting and a useful under-stairs storage cupboard rises to the second floor.

Landing

Having a Velux roof window, recessed lighting and partially panelled walls. Doors open to bedroom 5, bedroom 6 and to the storage cupboard.

Bedroom 5

21'10 x 18'4 (6.65m x 5.59m)

A large bedroom suite with a front facing timber double glazed window with solar shading, two Keylite roof windows (one obscured), recessed lighting, central heating radiators, TV/radio/satellite/telephone point and data points. An obscured glass door opens to the bedroom 5 en-suite bathroom.

Bedroom 5 En-Suite Bathroom

Being fully tiled and having two Keylite obscured roof windows, recessed lighting, extractor fan, fitted anti-mist vanity mirror, two chrome heated towel rails and a shaver point. A Roca suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Roca chrome mixer tap and storage beneath. Also having an inset spa bath with a Roca chrome mixer tap. To one corner is a shower enclosure with a fitted Roca rain head shower, an additional hand shower facility, a tiled seat and a glazed screen/door.

Bedroom 6

19'6 x 18'4 (5.94m x 5.59m)

Having a Keylite roof window, a rear facing timber double glazed window, recessed lighting, central heating radiators, TV/radio/satellite/telephone point and a data point. A range of fitted furniture incorporates long hanging and shelving. An obscured glass door opens to the bedroom 6 en-suite shower room.

Bedroom 6 En-Suite Shower Room

Being fully tiled and having a Keylite obscured roof window, recessed lighting, extractor fan, fitted anti-mist vanity mirrors, chrome heated towel rail and a shaver point. A Roca suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Roca chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted Roca rain head shower, an additional hand shower facility, a tiled seat and a glazed screen/door.

Storage Cupboard

Having recessed lighting and a fitted clothes hanging rail.



BEDROOM 6



BEDROOM 6 EN-SUITE SHOWER ROOM



BEDROOM 5



BEDROOM 5



BEDROOM 5 EN-SUITE BATHROOM



GALLERIED LANDING

EXTERIOR & GARDENS

Fernleigh Mount is set back behind and is accessed by an electric intercom operated sliding gate, which opens to the front of the property. A block paved driveway provides parking for two vehicles and has exterior lighting and feature up-lighters. Access can be gained to the main entrance door and integral garage.

Integral Garage

19'2 x 15'10 (5.84m x 4.83m)

Having an electric up-and-over door, light, power, water tap and space/provision for a washing machine and a tumble dryer. The garage houses the Vaillant boiler, Gledhill hot water cylinder and under floor heating valves. A walnut door opens to the utility room.

A gravelled path with a wrought iron pedestrian gate leads down the right side of the property and to the rear.

To the rear of the property is a good-sized stone flagged patio with exterior lighting and an external power point. Access can be gained to the living kitchen and to a path at the left side of the property, which leads to the utility room and has a water tap. Timber sleeper steps rise to a further stone flagged terrace with timber sleeper planters and exterior lighting. There is also a lawned garden with a mature tree and another seating terrace to one corner. The garden is fully enclosed by fencing and stone walling for privacy and security.

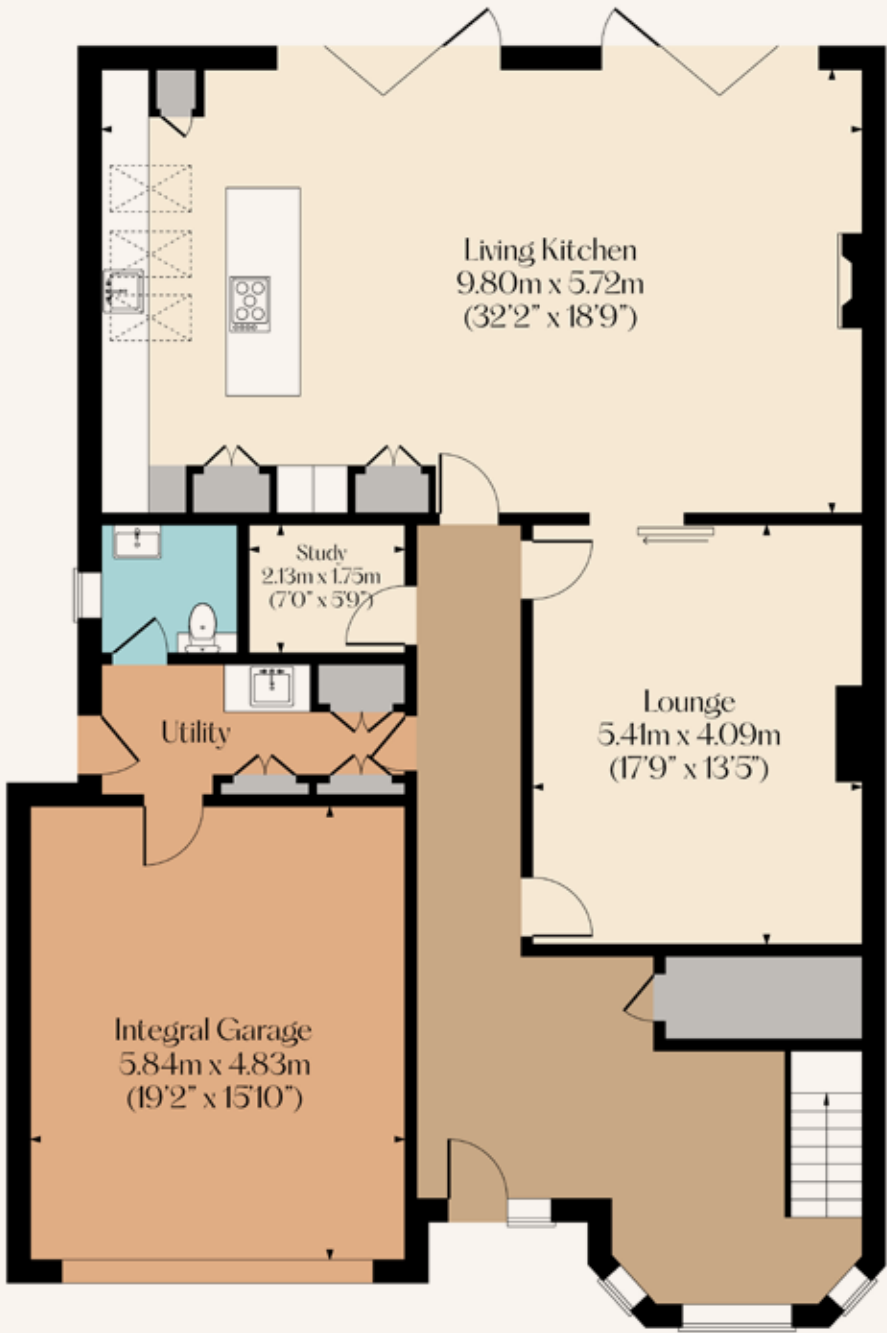




GROUND FLOOR

Ground Floor Approximate Floor Area:
1292 SQ.FT. (120.0 SQ.M)

Garage Approximate Floor Area:
303 SQ.FT. (28.1 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
1243 SQ.FT. (115.5 SQ.M)

Second Floor Approximate Floor Area:
839 SQ.FT. (77.9 SQ.M)



BEDROOMS 6	BATHROOMS 5
LIVING ROOMS 2	SQFT 3,374
TENURE Freehold	COUNCIL TAX G

Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband at the property 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. The flood risk is very low.

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SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	80	83
55–68	D		
39–54	E		
21–38	F		
01–20	G		

FERNLEIGH MOUNT

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Offers in the Region
of £1,195,000

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our consultant on: 0114 358 2020

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