



244 Dobcroft Road
Sheffield, South Yorkshire



Exterior and Gardens

To the front of the property, there is a block paved driveway that provides parking for one vehicle and has a planted border to one side with a mature tree and shrubs. Access can be gained to the garage and a timber pedestrian gate opens to the right side of the home.

Garage

22'6 x 13'7 (6.87m x 4.14m)

Having an up-and-over electric door, side facing UPVC double glazed obscured panels, light, power and a range of fitted base units with a work surface. There is also a Podpoint EV charger. A UPVC door opens to the right side of the property.

Leading above the driveway is a stone flagged path, which provides access to the main entrance door, which has exterior lighting. The path also continues around a lawned area and a rockery border containing mature trees/shrubs and leads to another block paved driveway providing parking for one vehicle.

From the first driveway, a timber pedestrian gate opens to the right side of the property.

An Exquisite Detached Residence,
Standing on a Quarter of an Acre





Welcome to 244 Dobcroft Road

A contemporary sanctuary is found at 244 Dobcroft Road. Thoughtfully extended and renovated throughout to a superb standard, this exquisite three bedroomed detached residence stands within a sizeable plot of approximately ¼ of an acre in a highly sought-after location.

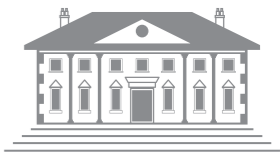


The stunning accommodation offered by 244 Dobcroft Road is abundant with light, thanks to sizeable windows throughout the property, complemented by stylish decor. There is excellent potential to create more bedrooms, if required, by reverting the master dressing room back to a fourth bedroom, or a purchaser could undertake a loft conversion.

The heart of the home is undoubtedly the living kitchen, which boasts a wonderful open plan layout that is conducive to family lifestyles, has the benefit of under floor heating and is filled with natural light. The living kitchen showcases a spacious living area with bi-folding doors to the rear terrace and a bespoke German dining kitchen with textured marble work surfaces, a large L-shaped central island and high-quality integrated appliances. Also on the ground floor is a lovely lounge that is generously proportioned and ideal for relaxing with family.

A curved staircase creates an impressive centrepiece in the entrance hall and rises to the first floor. Beautifully appointed and offering plenty of space and storage, the master bedroom suite is a sumptuous retreat comprising a dressing room, walk-in wardrobe and an en-suite shower room. There are two additional double bedrooms, one with fitted furniture, and a luxurious family bathroom with a separate WC.

244 Dobcroft Road sits in an enviable position and boasts a striking facade from the roadside. Off-road parking is provided within two block paved driveways to the front of the property, along with a double garage. Located at the rear of the home is an elevated decked terrace that is situated above the rear garden and connects seamlessly to the living kitchen. The garden itself is laid to lawn and stretches extensively to the end of the plot with another patio area and established planted borders. The property also has the advantage of a CCTV system and solar panels, which operate on a money-saving tariff for electricity.



A Thoughtfully Considered Family Home that is Positioned in a Highly Desirable Location and Showcases Spacious Accommodation with a Modern Finish

The property is located with good access to Millhouses and Ecclesall, which offer amenities such as supermarkets, shops, restaurants, cafes, bars and public houses. There is reputable schooling within the local area including Dobcroft and Silverdale which are highly regarded, and access to lovely outdoor spaces including Ecclesall Woods, Whirlow Brook Park and Millhouses Park. For other recreational activities, there is a sports club within a short drive and multiple golf clubs, namely Beauchief, Abbeydale and Dore & Totley. Rail journeys are made convenient by Dore & Totley train station, which is located just a short distance from the home and provides routes to Sheffield, Manchester and connecting lines to London. Additionally, the Peak District National Park is easily accessible within a reasonable drive.

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hall, lounge, cloaks cupboard, WC, living kitchen and storage cupboard.

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

Ground Floor
A composite door with double glazed obscured panels and a matching panel above opens to the:

Entrance Vestibule
Having a recessed light point and a timber door with obscured glazed panels and matching side panels opening to the entrance hall.

Entrance Hall
Having recessed lighting, central heating radiator and tiled flooring. Double timber doors with glazed panels open to the lounge and living kitchen. Timber doors also open to the cloaks cupboard and WC.

Lounge
22’10 x 13’8 (6.95m x 4.17m)
A well-proportioned reception room with a front facing UPVC double glazed window, rear facing UPVC double glazed bow window, coved ceiling, flush light points, tile slip feature wall and central heating radiators. Also having TV/aerial points and tiled flooring. A UPVC door with a double glazed panel opens to the rear of the property.

Cloaks Cupboard
Having a wall mounted light point, shelving, coat hooks and tiled flooring.

WC
A superb use of space with an automatic wall mounted light point, extractor fan, central heating radiator and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, a tiled splash back and storage beneath.

Living Kitchen
A stunning open plan living kitchen that offers ample space for relaxing, dining and cooking.

Living Area
17’2 x 14’0 (5.23m x 4.28m)
Having a front facing UPVC double glazed window, recessed lighting, TV/aerial cabling and tiled flooring with under floor heating. A wide opening gives access to the dining kitchen and a timber door opens to a storage cupboard. Bi-folding UPVC doors with double glazed panels open to the rear of the property.

Storage Cupboard
Having shelving and tiled flooring.

Dining Kitchen
24’8 x 14’10 (7.53m x 4.53m)
A well-appointed dining kitchen that exudes quality and contemporary design. Having front facing UPVC double glazed windows, rear and side facing UPVC double glazed panels, recessed lighting, pendant light points and tiled flooring with under floor heating. There is a range of bespoke German base/wall and drawer units, incorporating a matching textured marble work surface, upstands and a Carron Phoenix Belfast style sink with a chrome mixer tap. In the centre of the dining kitchen is an L-shaped island with a matching textured marble work surface that provides space for four chairs. Appliances include a Fisher & Paykel four-ring induction hob, three Fisher & Paykel ovens, a wine cooler and a Neff dishwasher. There is space/provision for a fridge/freezer. Within the kitchen, there is a utility area with a work surface, a tiled marble splash back, an inset 1.0 bowl Franke stainless steel sink with a Franke chrome mixer tap. Beneath the work surface, there is space/provision for a washing machine and a tumble dryer. Positioned to one side of the utility area is a cupboard, which houses the Ideal boiler and Gledhill hot water cylinder.

From the entrance hall, a curved staircase with a timber hand rail, wrought iron balustrading, carpet rods and two decorative alcoves rises to the:

First Floor

Landing
Having a rear facing UPVC double glazed panel, recessed lighting and a central heating radiator. Timber doors open to the master bedroom, family bathroom, WC, bedroom 2 and bedroom 3. Access can also be gained to the loft space.



Living Kitchen

A stunning open plan living kitchen that offers ample space for relaxing, dining and cooking.

A Beautiful Open Plan Living Kitchen,
Abundant in Natural Light...





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Bespoke German Dining Kitchen
Featuring Textured Marble Work Surfaces





Lounge

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A Generously Proportioned
Reception Room...





244 Dobcroft Road



Beautifully Extended and Renovated to a Superb Standard Throughout and Offering Further Potential to Create Additional Bedrooms

Master Bedroom

16'6 x 9'4 (4.98m x 2.84m)

A sumptuous master bedroom suite that is abundant in space. Having front facing UPVC double glazed windows with fitted shutters, recessed lighting, central heating radiators and a TV/aerial point. Openings give access to the master dressing room and master walk-in wardrobe. A timber door also opens to the master en-suite shower room.

Master Dressing Room

9'2 x 8'11 (2.80m x 2.73m)

Having a front facing UPVC double glazed window with fitted shutters, recessed light point and a central heating radiator. There is a range of fitted furniture to two walls, incorporating lighting, open shelving, shoe racks and short/long hanging. This room could be easily converted back to a fourth bedroom, if required.

Master Walk-in Wardrobe

Another fantastic addition to the suite that offers further storage. Having a front facing UPVC double glazed window with fitted shutters, recessed light point and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers.

Master En-Suite Shower Room

Being fully tiled in marble with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, illuminated vanity mirror, central heating radiator and a shaver point. There is a suite in white, which comprises of a RAK Ceramics low-level WC and a wall mounted vanity unit, incorporating two wash hand basins, two chrome mixer taps and storage beneath. To one corner, there is a walk-in shower enclosure with a fitted Grohe rain head shower, an additional Grohe hand shower facility, recessed shelf and a glazed screen/door.

Family Bathroom

Wonderfully appointed with a touch of luxury, the family bathroom is fully tiled in marble and has rear facing UPVC double glazed obscured windows, recessed lighting, extractor fan, illuminated vanity mirror, central heating radiators and a shaver point. There is a suite in white, which comprises of a wall mounted vanity unit, incorporating a wash hand basin with a Grohe chrome mixer tap and storage beneath. Also having a large bath with a Grohe chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted Grohe rain head shower, an additional Grohe hand shower facility and a glazed screen/door.

WC

Being fully tiled in marble and having a rear facing UPVC double glazed obscured window, recessed light point and a central heating radiator. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Bedroom 2

14'0 x 12'10 (4.26m x 3.90m)

A generously sized double bedroom with a rear facing UPVC double glazed window, a side facing UPVC double glazed panel, recessed light point and a central heating radiator. There is also a range of fitted furniture, incorporating automatic lighting, short/long hanging, shelving, drawers and glazed shelving.

Bedroom 3

14'0 x 8'10 (4.27m x 2.70m)

Another double bedroom with a front facing UPVC double glazed window with fitted shutters, flush light point and a central heating radiator.

Exterior and Gardens

To the front of the property, there is a block paved driveway that provides parking for one vehicle and has a planted border to one side with a mature tree and shrubs. Access can be gained to the garage and a timber pedestrian gate opens to the right side of the home.

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Leading above the driveway is a stone flagged path, which provides access to the main entrance door, which has exterior lighting. The path also continues around a lawned area and a rockery border containing mature trees/shrubs and leads to another block paved driveway providing parking for one vehicle.

From the first driveway, a timber pedestrian gate opens to the right side of the property. A path with an external power point leads to the rear and access can be gained to the double garage.

To the rear, there is a garden that is mainly laid to lawn and contains raised stone borders with mature trees, shrubs and plants. There is also a border to the opposite side with mature trees and hedging. Within the garden, there is a patio area that has a rockery border and a bark chippings border. Beyond the patio, the garden slopes down to another area that is mainly laid to lawn and has mature trees and shrubs. The garden is enclosed by hedging and fencing.

Moving towards the house, a staircase with aluminium hand rails and glazed balustrading rises to a decked seating terrace that sits in an elevated position overlooking the garden. Presenting the perfect place to enjoy relaxing outdoors, the terrace has exterior lighting, an external power point and a water tap. Access can be gained to the living kitchen and lounge. The terrace is enclosed by aluminium hand rails and glazed balustrading.

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A Sumptuous Master Bedroom Suite
with a Dressing Room & Walk-in Wardrobe



Master En-Suite Shower Room

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Luxuriously Appointed
and Fully Tiled in Marble





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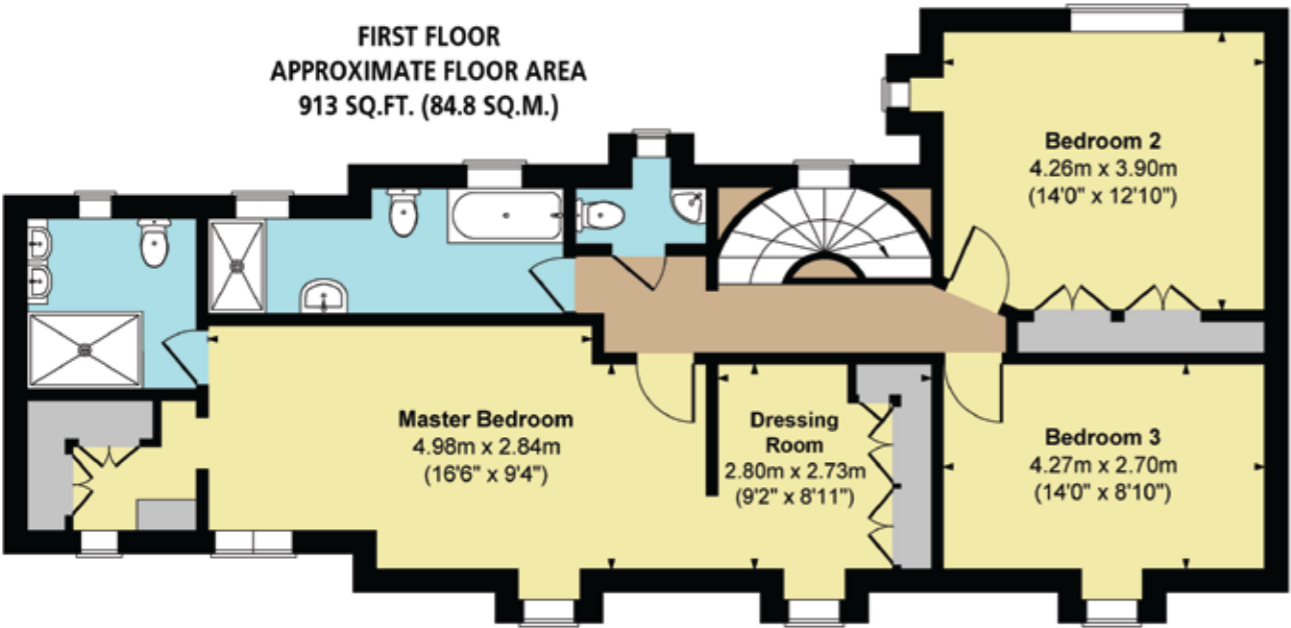
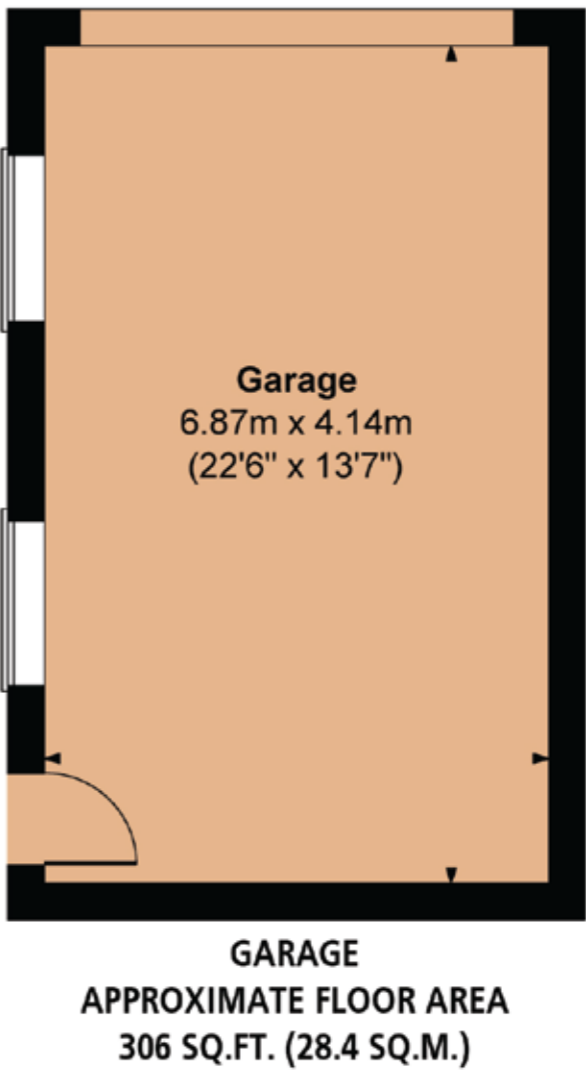
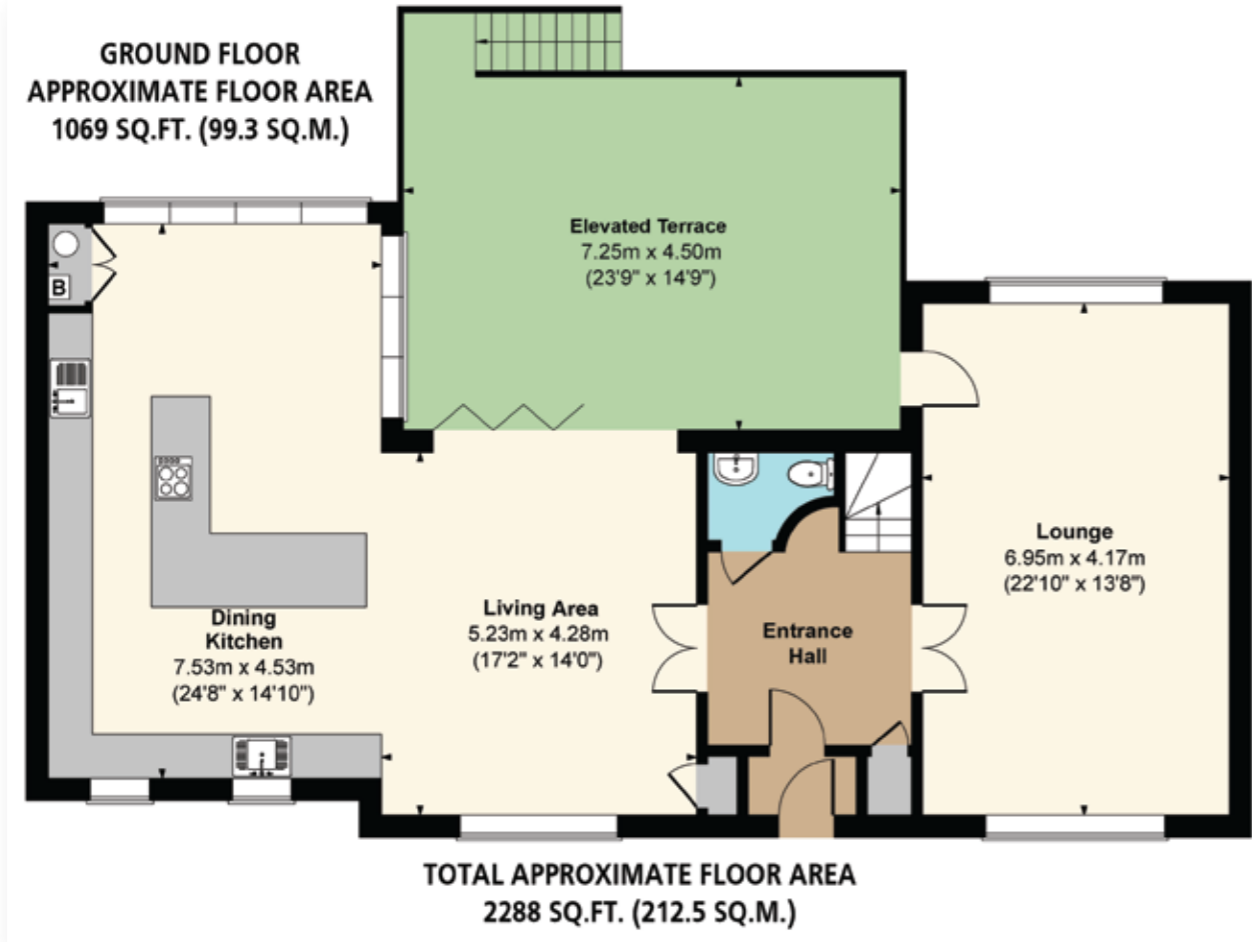




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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

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Moving towards the house, a staircase with aluminium hand rails and glazed balustrading rises to a decked seating terrace that sits in an elevated position overlooking the garden. Presenting the perfect place to enjoy relaxing outdoors, the terrace has exterior lighting, an external power point and a water tap. Access can be gained to the living kitchen and lounge. The terrace is enclosed by aluminium hand rails and glazed balustrading.

A Substantial Rear Garden
and Elevated Seating Terrace





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains gas, mains electric, mains water and mains drainage. The broadband is fibre to cabinet and the mobile signal quality is good. There are solar panels on the property, which operate on a tariff which takes money off electricity bills.

Rights of Access/Shared Access: None.

Covenants/Easements/Wayleaves and 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.



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Offers in the Region of £950,000