

61 WHIRLOW LANE



BLENHEIM





SHOWCASING FUNCTIONAL DESIGN AND SOPHISTICATED INTERIORS

THOUGHTFULLY DESIGNED TO
EFFORTLESSLY ACCOMMODATE
MODERN LIFESTYLES, 61 WHIRLOW
LANE BOASTS EXCEPTIONAL FAMILY
ACCOMMODATION THAT IS
SUBSTANTIALY SET ACROSS THREE
FLOORS.

*This stylishly decorated, luxurious five bed residence is
positioned on a highly sought-after street in Whirlow,
and sits on the cusp of scenic countryside.*





61 Whirlow Lane is situated within a sizeable plot and was newly built in 2022 to a high specification.

With an impressive energy efficiency rating of A93, this property has been consciously constructed for the future and has high performance powder coated aluminium windows, solar panels and under floor heating to the ground floor and bathrooms.

The central hub of the home is undoubtedly the living kitchen, which enjoys a free flowing, open plan layout for cooking, dining and relaxing, and is filled with natural light. The kitchen itself is extremely well-appointed, incorporating quartz work surfaces, a comprehensive range of high-quality integrated appliances and a U-shaped central island with ample space for seating. Three further reception rooms provide generously proportioned spaces to unwind or work from home, with a useful study off of the living kitchen and a superb cinema room above the garage.

Arranged across the first and second floors, five double bedrooms provide plenty of room for a growing family. Mezzanine landings and a staircase with modern glass balustrades and illuminated hand rails connect each floor. A sumptuous master bedroom suite presents a calming retreat overlooking the garden and trees beyond, and contains a fully fitted dressing room and an opulent en-suite shower room with a large walk-in shower. Two other bedrooms have en-suite shower rooms and the family bathroom showcases a freestanding bath.

The property is positioned behind electric powder coated aluminium gates, which open to a generous block paved driveway for three cars, plus an integral double garage. The outdoor areas of the home have been cleverly landscaped to incorporate lots of greenery through a selection of evergreen shrubs and trees. To the rear is a garden with an advantageous south-facing aspect and a pleasant two-tier terrace.

Many amenities can be found on Ecclesall Road and in Dore, where there are a variety of shops, restaurants, bars and cafes. In walking distance of the home is Whirlow Hall Farm, Whirlow Brook Park and public footpaths through woodland and fields. Accessible within a short journey is Sheffield city centre and the Peak District. There is also regular public transportation from Ecclesall Road South.

The property briefly comprises of on the ground floor: Entrance hall, integral double garage, inner hall, lounge, utility room, WC, living kitchen and study.

On the first floor: Cinema room, landing, master bedroom, master dressing room, master en-suite shower room, storage cupboard, bedroom 4, bedroom 5 and family bathroom.

On the second floor: Landing, bedroom 2, bedroom 2 en-suite shower room, bedroom 3 and bedroom 3 en-suite shower room.



GROUND FLOOR & FIRST FLOOR CINEMA ROOM

A powder coated aluminium door with a double glazed panel and a matching side panel opens to the entrance hall.

Entrance Hall

Providing a wonderful welcome to the home with powder coated aluminium skylights, flush light point, exposed brick walls and Karndean herringbone flooring with under floor heating. A timber door opens to the integral double garage and useful under-stairs storage. A glazed door with a matching side panel also opens to the inner hall.

Integral Double Garage

21'4 x 18'1 (6.50m x 5.50m)

Having two up-and-over electric doors, light and power. The garage houses the Vaillant boiler and two Oso hot water cylinders.

From the entrance hall, a floating oak staircase with glazed balustrading, an exposed brick wall and wall mounted light points rises to a timber door, which opens to the cinema room.

First Floor

Cinema Room

21'4 x 18'1 (6.50m x 5.50m)

A versatile room, currently utilised as a cinema room but could be ideal as a space for working from home. Having Velux roof windows with fitted blinds, a front facing powder coated aluminium double glazed window, pendant light point, extractor fan, central heating radiators and TV/

aerial/data points. There is a range of fitted furniture, incorporating shelving.

Ground Floor Continued

From the entrance hall, a glazed door with a matching side panel opens to the:

Inner Hall

Connecting the primary areas of the home, the inner hall has side facing powder coated aluminium double glazed panels, flush light points, wall mounted light points and Karndean herringbone flooring with under floor heating. A raised platform with tiled flooring incorporates fitted furniture set beneath the staircase with wine racks and shelving. Within the furniture is a useful storage cupboard. Timber doors open to the lounge, utility room and WC. Double timber doors open to the living kitchen.

Lounge

15'6 x 14'9 (4.72m x 4.50m)

A spacious reception room with a front facing powder coated aluminium double glazed window with a deep sill beneath and a front facing powder coated aluminium double glazed panel. Also having a pendant light point, recessed lighting, decorative panelled walls, TV/aerial/data points and HDMI cabling. The focal point of the room is the Jøtul log burner.



ENTRANCE HALL



CINEMA ROOM



UTILITY ROOM



LOUNGE



WC



INNER HALL

An impressive inner hall, featuring high-quality fitted furniture and a fabulous glazed staircase.

GROUND FLOOR CONTINUED

Utility Room

Having a pendant light point, an extractor fan and Karndean herringbone flooring with under floor heating. There is a range of fitted base and wall units, incorporating an oak work surface, full-height tiled splash backs and an inset 1.0 bowl stainless steel sink with a Grohe chrome mixer tap. A cupboard houses the fuse box and data/aerial ports. There is space/provision for a washing machine and a tumble dryer.

WC

Having recessed lighting, an extractor fan, LED lighting and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wall mounted wash hand basin with a black mixer tap.

From the inner hall, double timber doors open to the:

Living Kitchen

35'5 x 23'7 (10.80m x 7.19m)

An outstanding open plan space that caters excellently to modern lifestyles and is ideal for occasional hosting.

Dining Kitchen

A stunning dining kitchen, finished to a high-quality. Having a side facing powder coated aluminium double glazed panel, pendant light points, recessed lighting, wall mounted light points, TV/aerial/data points and Karndean herringbone flooring with under floor heating. There is a range of fitted base and wall units, incorporating a quartz

work surface, splash backs and an inset 1.0 bowl stainless steel with a Quooker chrome mixer tap. A Butlers pantry contains fitted shelving and drawers. The focal point of the kitchen is the central island that provides additional storage with matching quartz work surfaces and a breakfast bar that allows space for six stools. Appliances include a Smeg induction hob with a built-in extractor, two Siemens fan assisted ovens, a Siemens dishwasher, a CDA wine cooler, a full-height fridge and a full-height freezer. Bi-folding powder coated aluminium doors with double glazed panels open to the rear of the property. Wide openings lead into the living area and study.

Living Area

A superb reception area that seamlessly transitions to the outdoor rear terrace through a bi-folding powder coated aluminium door with double glazed panels. Also having a double glazed skylight with feature LED lighting, pendant light points, TV/aerial/data points and Karndean herringbone flooring with under floor heating.

Study

12'6 x 8'10 (3.80m x 2.70m)

Offering flexibility of use, the study has a side facing powder coated aluminium double glazed panel, LED lighting, TV/ aerial/data points and Karndean herringbone flooring with under floor heating.

From the inner hall, a staircase with LED lighting, a hand rail, glazed balustrading and two illuminated recessed shelves rises to the first floor.



DINING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



DINING KITCHEN



DINING KITCHEN



STUDY



DINING KITCHEN



DINING KITCHEN



LIVING AREA

FIRST FLOOR

Landing

A mezzanine-style landing with glass balustrading to one side. Having side facing powder coated aluminium double glazed obscured panels, flush light point and a central heating radiator. Timber doors open to master bedroom, storage cupboard, bedroom 4, bedroom 5 and family bathroom.

Master Bedroom

15'5 x 14'8 (4.70m x 4.48m)

A luxurious bedroom suite comprising a rear facing powder coated aluminium double glazed window, pendant light point, central heating radiator, TV/aerial/data points and Virgin Media Ethernet ports. Two openings lead into the master dressing room.

Master Dressing Room

Fabulously appointed with an extensive range of storage, the dressing room has a rear facing powder coated aluminium double glazed window, recessed lighting and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. A sliding pocket door opens to the master en-suite shower room.

Master En–Suite Shower Room

An opulent en-suite shower room with recessed lighting, extractor fan, wall mounted light points, heated towel rail, illuminated vanity mirror and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a large wash hand basin with a brushed gold mixer tap and a fitted vanity mirror above. To one corner is a fully tiled walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen.

Storage Cupboard

Having fitted shelving.

Bedroom 4

11'10 x 11'2 (3.60m x 3.40m)

Another double bedroom with a front facing powder coated aluminium double glazed window, pendant light point, central heating radiator, TV/aerial/data points and Virgin Media Ethernet ports.

Bedroom 5

12'5 x 12'2 (3.79m x 3.70m)

A good-sized double bedroom with a front facing powder coated aluminium double glazed window, pendant light point, recessed lighting, central heating radiator, TV/aerial/data points and Virgin Media Ethernet ports.

Family Bathroom

A contemporary family bathroom with a side facing powder coated aluminium double glazed obscured window, extractor fan, recessed lighting, illuminated vanity mirror, partially tiled walls, heated towel rail and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wash hand basin with a black mixer tap and storage beneath. Also having a freestanding bath with a black mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

From the landing, the staircase with a hand rail, LED lighting and glazed balustrading rises to the second floor.



FIRST FLOOR LANDING



MASTER BEDROOM



MASTER DRESSING ROOM



BEDROOM 4



MASTER EN-SUITE SHOWER ROOM



BEDROOM 5



FAMILY BATHROOM

SECOND FLOOR & EXTERIOR

Landing

Having Velux roof windows, a pendant light point and timber doors opening to bedrooms 2 and 3.

Bedroom 2

14'5 x 14'4 (4.40m x 4.38m)

An exceptionally spacious double bedroom suite with a front facing powder coated aluminium double glazed window, Velux roof window with a fitted blind, pendant light point, recessed lighting, central heating radiator, TV/aerial/data points and Virgin Media Ethernet ports. Timber doors open to the bedroom 2 en-suite shower room and eaves storage.

Bedroom 2 En-Suite Shower Room

Having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail, mirrored storage cabinet and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wash hand basin with a Grohe chrome mixer tap. To one wall is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3

23'7 x 15'0 (7.20m x 4.56m)

Having a rear facing powder coated aluminium double glazed window, Velux roof window with a fitted blind, pendant light point, recessed lighting, central heating radiator, TV/aerial/data points and Virgin Media Ethernet ports. Timber doors open to the bedroom 3 en-suite shower room and eaves storage.

Bedroom 3 En-Suite Shower Room

Having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Exterior and Gardens

From Whirlow Lane, powder coated aluminium electric gates open to the front of the property. A block paved driveway provides parking for three vehicles and has exterior lighting, a water tap and raised planters containing mature trees and shrubs. There is provision for an electric car charging point. Access can be gained to the main entrance door and integral double garage.

A slate chipping path with exterior lighting leads down the right side of the property and to the rear.

To the rear is a two-tier stone flagged seating terrace with exterior lighting, an external power point and provision for a hot tub. Access can be gained to the living kitchen and a slate chipping path leads down the left hand side of the property, where there is exterior lighting, an external power point, a water tap and a planted border containing bamboo and shrubs.

Steps lead down from the seating terrace to the garden, which is mainly laid to lawn and has planted borders containing mature trees, shrubs and exterior lighting. To the bottom of the garden is a large area with slate chippings, which currently houses an Arctic Cabin (available by separate negotiation). The garden is fully enclosed by timber fencing for privacy and security.





BEDROOM 2



BEDROOM 3

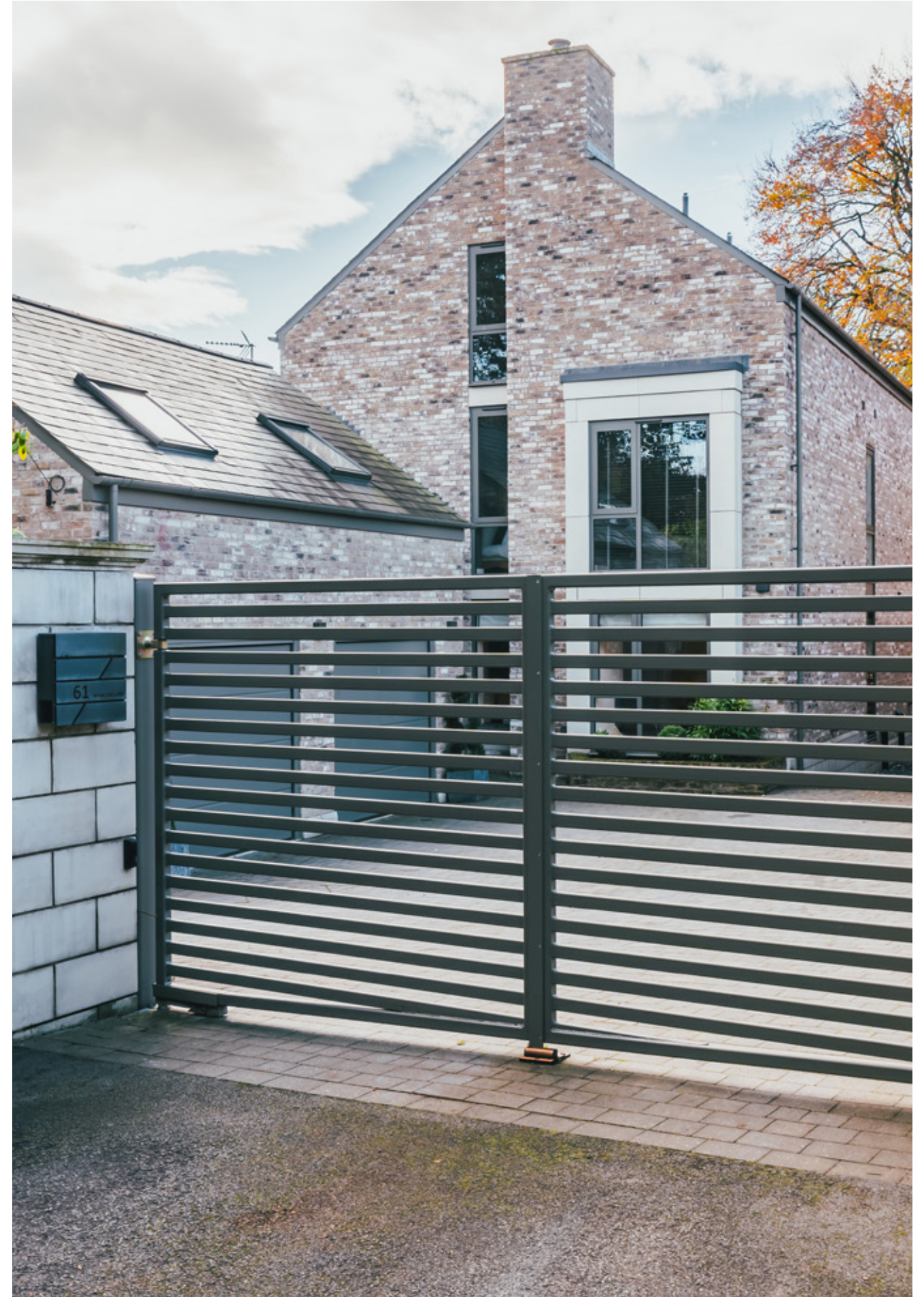


BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3 EN-SUITE SHOWER ROOM









GROUND FLOOR & CINEMA ROOM

Ground Floor Approximate Floor Area:
1505 SQ.FT. (139.8 SQ.M)

Cinema Room & Double Garage Approximate Floor Area:
768 SQ.FT. (71.4 SQ.M)



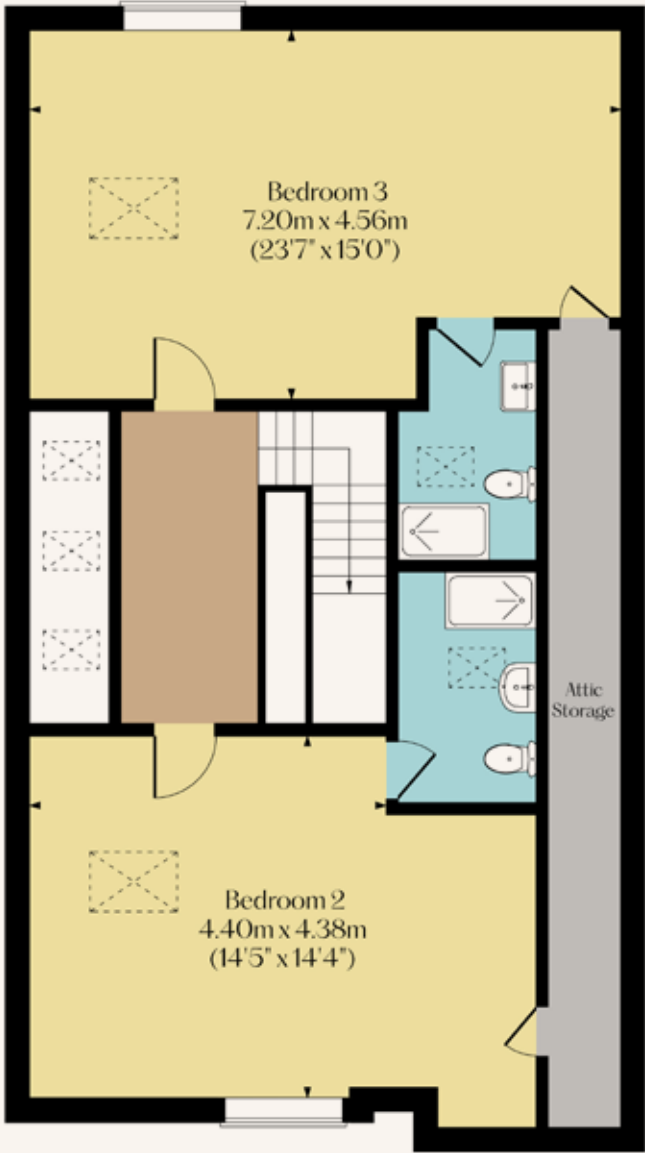
FIRST FLOOR

Approximate Floor Area:
1024 SQ.FT. (95.1 SQ.M)



SECOND FLOOR

Approximate Floor Area:
1011 SQ.FT. (93.9 SQ.M)
Total Approximate Floor Area:
4308 SQ.FT. (400.2 SQ.M)



BEDROOMS 5	BATHROOMS 4
LIVING ROOMS 4	SQFT 4,308
TENURE Freehold	COUNCIL TAX G

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

None and the flood risk is very low.

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SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A	93	93
81–91	B		
69–80	C		
55–68	D		
39–54	E		
21–38	F		
01–20	G		

61 WHIRLOW LANE

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of £1,595,000

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