

166 DORE ROAD



BLENHEIM





IMMACULATELY
DESIGNED
TO CATER
FOR MODERN
LIFESTYLES

SITUATED ON ONE OF SHEFFIELD'S MOST PRESTIGIOUS ROADS IS THIS OUTSTANDING FIVE BEDROOMED CONTEMPORARY RESIDENCE.

166 Dore Road has recently been upgraded to a high standard throughout in a modern design to offer a beautiful home with versatile open plan living, separate reception rooms and five double bedrooms with three en-suites.





The heart of the home is the light and spacious open plan living kitchen, providing a stunning dining kitchen by Second Nature and a cleverly designed sunken living area, all of which open out to the rear garden through aluminium bi-folding doors.

Also on the ground floor is a useful utility room with a dog shower, a fitted bar and a generous lounge/cinema room with a 4K 103" projector and mood lighting, creating a fabulous atmosphere for day or night. On the first floor there are five double bedrooms, three en-suites, family bathroom and a sizeable balcony overlooking the gardens.

The substantial rear garden has been designed to be low-maintenance, featuring artificial grass with a shock pad underlay, resin seating terraces and a covered hot tub area, all being ideal for entertaining. There is also the potential to convert the loft space, creating additional accommodation (subject to planning).

166 Dore Road has good access to the amenities of Dore, which are within walking distance and include shops, cafes, restaurants and public houses. Also being conveniently positioned for schools and a short drive to Sheffield's city centre and the Peak District National Park.

The property briefly comprises on the ground floor:
Entrance vestibule, entrance hall, WC, gymnasium, lounge/cinema room, bar, open plan living kitchen and utility room.

On the first floor: Landing, master bedroom, master en-suite, balcony, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 3 en-suite, bedroom 4, bedroom 5 and family bathroom. Accessible via a drop-down ladder from the landing is the loft storage.



GROUND FLOOR

A heavy oak entrance door opens to the entrance vestibule.

Entrance Vestibule

Having a front facing full-height aluminium double glazed panel, side facing full-height aluminium double glazed obscured panel, recessed lighting and engineered timber flooring with under floor heating. To one wall, there's fitted furniture incorporating shelving. An oak door with matching obscured glazed panels opens to the entrance hall.

Entrance Hall

12'10 x 9'8 (3.9m x 3.0m)

Having recessed lighting, built-in ceiling speakers, automatic mood lighting and tiled flooring with under floor heating. Oak doors open to the WC, lounge/cinema room and gymnasium. A wide opening also gives access to the open plan living kitchen.

WC

Having automatic recessed lighting, extractor fan and tiled flooring with under floor heating. A suite in white comprises a wall mounted WC and a vanity unit, incorporating an inset wash hand basin with a chrome mixer tap, tiled splashback and storage beneath.

Gymnasium

15'4 x 12'2 (4.7m x 3.7m)

A versatile room, which has been used in the past by the current owners as a playroom and snug. Having front and side facing aluminium double glazed windows, recessed lighting, built-in ceiling speakers, provision for a wall

mounted television and LVT herringbone flooring with under floor heating. An oak door with a glazed panel opens to the utility room.

From the entrance hall, an oak door opens to the:

Lounge/Cinema Room

20'8 x 20'5 (6.3m x 6.2m)

A generously proportioned reception room, which can be used both as a lounge and cinema room with a 4K 103" projector. Having a front facing aluminium double glazed window, rear facing oak glazed internal panels, recessed ceiling boxes with mood lighting, recessed lighting and built-in ceiling speakers. Also having wall mounted light points, a built-in wall speaker, LVT herringbone flooring with under floor heating and a feature wall with a remote-controlled log effect gas fire. A cupboard houses the comms equipment. An opening gives access to the bar.

Bar

15'8 x 6'3 (4.8m x 1.9m)

Fabulous for entertaining, with a rear facing aluminium double glazed window, recessed ceiling box with mood lighting and recessed lighting. Also having a built-in ceiling speaker, provision for a wall mounted television and LVT flooring with under floor heating. There's a bar area providing seating for four chairs with walnut work surfaces, upstands, fitted shelf, an inset stainless steel sink with a chrome mixer tap and two John Lewis wine coolers. An oak door opens to the open plan living kitchen.



ENTRANCE HALL



LOUNGE/CINEMA ROOM

This magnificent home is filled with wonderful spaces for relaxing and entertaining, including an impressive lounge/cinema room and adjacent bar.



LOUNGE/CINEMA ROOM



BAR



BAR



LIVING AREA



DINING KITCHEN

GROUND FLOOR CONTINUED

Open Plan Living Kitchen

A stunning open plan living kitchen that is flooded with natural light through the three sets of bi-folding doors and offers a large space for everyday family living.

Dining Kitchen

36' x 23'6 (11.0m x 7.2m)

A high-quality dining kitchen with a breakfast island and ample space for a full-size dining table. Having recessed lighting, pendant light points, built-in ceiling speakers and tiled flooring with under floor heating. The kitchen is by Second Nature and comprises a range of fitted base/wall and drawer units, incorporating a quartz silestone work surface, upstand, under-counter lighting, mirrored splashback and automatic mood lighting. An island provides further storage and breakfast seating for four chairs and has an inset double-width sink with a black Quooker boiling tap. Appliances are by Miele and include a four-ring induction hob with a downdraft extractor, combination oven/microwave, fan assisted oven, warming drawer, full-height fridge, full-height freezer and dishwasher. Two sets of aluminium bi-fold doors with laminated glazed panels open to the rear of the property. An oak door with a glazed panel opens to the utility room. An oak door also opens to the bar.

A tiled hallway and steps lead down to the:

Living Area

14'2 x 11'5 (4.3m x 3.5m)

A fabulous sunken living area, which has been thoughtfully designed to still feel part of the open plan space but with a degree of separation. Having a pendant light point, wall mounted light points, built-in wall speakers, provision for a wall mounted television and tiled flooring with under floor heating. Aluminium bi-fold doors with laminated glazed panels open to the rear of the property.

Utility Room

Having automatic recessed lighting, tiled flooring with under floor heating and space/provision for a stacked washing machine and tumble dryer. A fitted base unit has a quartz silestone work surface with an inset 1.0 bowl sink with an Esteem black mixer tap. To the side of the unit is a dog shower with a hand shower facility. Double timber doors open to the boiler cupboard, which houses the Vaillant boiler and Vaillant hot water cylinder.

From the entrance hall, a staircase with automatic mood lighting and a storage hatch housing the under floor heating valves, rises to the first floor.



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM



LIVING AREA



GYMNASIUM

FIRST FLOOR



MASTER BEDROOM

Landing

Having a front facing aluminium double glazed panel, recessed lighting, automatic mood lighting and under floor heating. Oak doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5 and family bathroom. Access can also be gained to a loft space.

Master Bedroom

20'3 x 13'6 (6.2m x 4.1m)

A stylish master bedroom suite with a rear facing aluminium double glazed window, recessed lighting, built-in ceiling speakers, wall mounted light points, provision for a wall mounted television and under floor heating. A range of fitted furniture incorporates automatic lighting, short/long hanging, drawers and a vanity table with a tie drawer beneath and a fitted mirror above. An oak door with an obscured glazed panel opens to the master en-suite. Aluminium sliding doors with double glazed panels open to the balcony.

Master En-Suite

A modern en-suite bathroom with a front facing aluminium double glazed obscured window, recessed lighting, extractor fan, built-in ceiling speaker, partially tiled walls, chrome heated towel rail, shaver point, television and tiled flooring with under floor heating. A suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a HR chrome mixer tap and mirrored storage above. Also having a panelled bath with a HR chrome mixer tap. To one corner is a shower enclosure with a HR rainfall shower, an additional hand shower facility and a glazed screen/door.

Balcony

32'10 x 12'11 (10.0m x 3.9m)

A sizeable balcony terrace overlooking the gardens with glazed balustrading, exterior lighting, a speaker and a high-quality composite decked seating terrace. Access can be gained to the master bedroom, bedroom 4 and bedroom 5.



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 3



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3 EN-SUITE SHOWER ROOM

FIRST FLOOR CONTINUED

Bedroom 2

12' x 11'11 (3.7m x 3.6m)

A spacious double bedroom with front and side facing aluminium double glazed windows, recessed lighting, built-in ceiling speaker, wall mounted light points and under floor heating. A range of fitted furniture incorporates automatic lighting, short hanging, drawers, shelving and the provision for a television. An oak door opens to the bedroom 2 en-suite.

Bedroom 2 En-Suite

With a side facing aluminium double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring with under floor heating. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a HR chrome mixer tap and mirrored storage above. To one corner, there's a wet room style shower with a HR rainfall shower, an additional hand shower facility and a glazed screen.

Bedroom 3

12'11 x 9'7 (3.9m x 2.9m)

Another well-proportioned bedroom suite, with a front facing aluminium double glazed window, recessed lighting, built-in ceiling speaker, provision for a wall mounted television and under floor heating. An oak door opens to the bedroom 3 en-suite.

Bedroom 3 En-Suite

Having recessed lighting, extractor fan, partially tiled walls, fitted vanity mirror with accent lighting above, chrome heated towel rail, shaver point and tiled flooring with under floor heating. A suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a HR chrome mixer tap. To one corner, there is a shower enclosure with a HR rainfall shower, an additional hand shower facility and a glazed screen/door.

Bedroom 4

17'9 x 9'4 (5.4m x 2.8m)

Having a rear facing aluminium double glazed panel, recessed lighting, built-in ceiling speaker, provision for a wall mounted television, CAT 5 point and under floor heating. A range of fitted furniture incorporates automatic lighting, short hanging and drawers. An aluminium door with a double glazed panel opens to the balcony.

Bedroom 5

12'6 x 10'6 (3.8m x 3.2m)

A versatile room which has a variety of uses with recessed lighting, built-in ceiling speaker, provision for a television and under floor heating. Aluminium sliding doors with double glazed panels open to the balcony.

Family Bathroom

Being fully tiled and having recessed lighting, extractor fan, fitted vanity mirror with accent lighting above, chrome heated towel rail, shaver point and under floor heating. A suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a HR chrome mixer tap and storage beneath. Also having a panelled bath with a HR chrome mixer tap, a fitted rain head shower, an additional hand shower facility and a glazed screen.

Loft Storage

24'10 x 8'7 (7.6m x 2.6m)

A retractable loft ladder provides access to the roof space with roof windows, strip lighting, power, a separate room and eaves storage. This part of the house offers the potential for conversion (subject to planning consents).



BEDROOM 4



BEDROOM 5



FAMILY BATHROOM

EXTERIOR AND GARDENS

The property is set well back from Dore Road and is accessed by electric steel framed, western red cedar gates, opening to the front of the property. To the front, there's a large resin driveway, providing parking for several vehicles and having exterior lighting and a gravelled area with mature trees and shrubs. Steps rise to the main entrance door, which has a planter to one side with mature shrubs. The driveway is enclosed by fencing and mature hedging.

Access can be gained to the right side of the property where there is a resin path with steps and a timber pedestrian gate opening to the rear.

To the rear of the property, there's artificial grass surrounded by a resin path and a resin seating terrace. Steps also lead down to a sunken terrace with exterior wall

lighting, feature lighting, speakers, external power point, water tap and being surrounded by mature shrubs. Access can be gained to the open plan living kitchen and to the side of the property via a timber pedestrian gate. Beyond the seating terraces, there's a substantial garden laid in artificial grass with a shock pad underlay that is ideal for family football and has raised timber sleepers incorporating exterior lighting and shrubs. The garden is fully enclosed by mature hedging. From the garden, a step rises to further artificial grass with a stone flagged hot tub area and pergola over, including electricity, recessed lighting and an external power point.





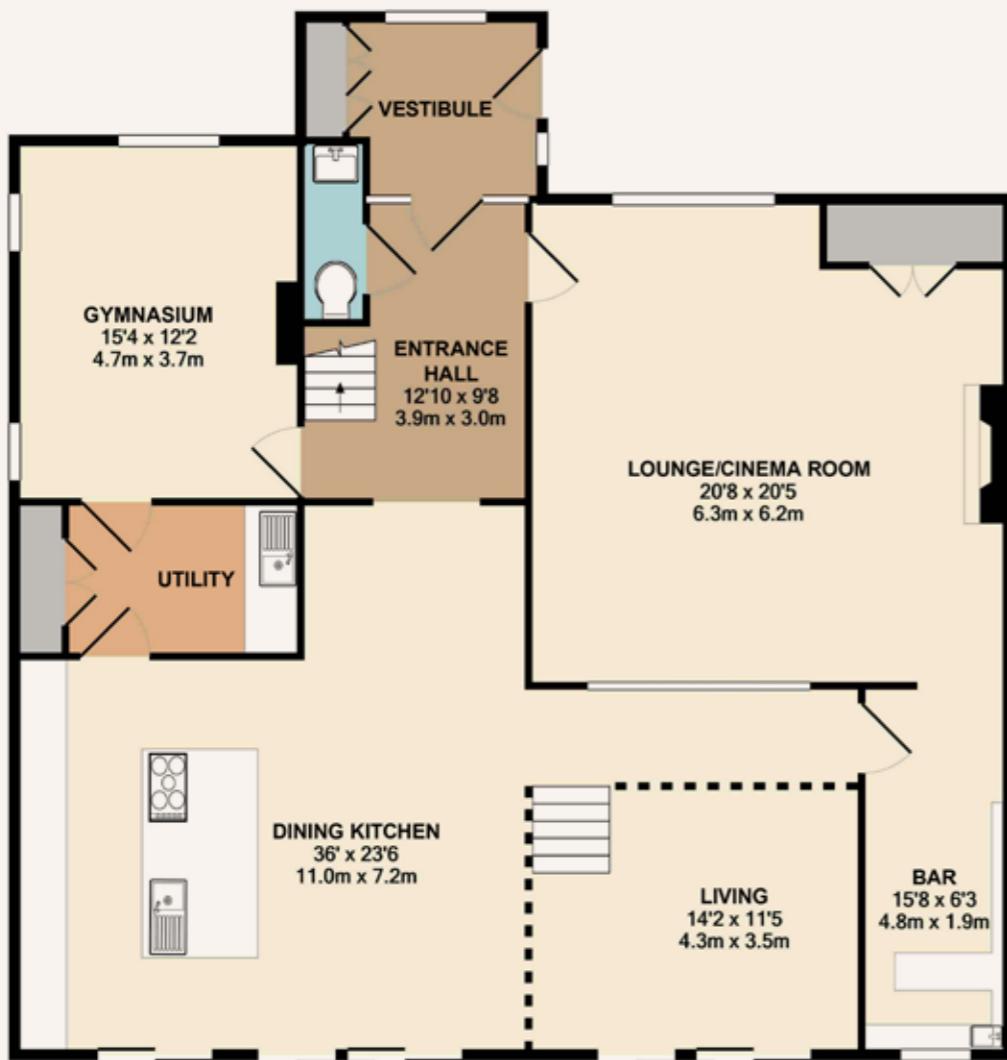
EXTERIOR AND GARDENS



GROUND FLOOR

Approximate Floor Area:
1642 SQ.FT. (152.6 SQ.M)

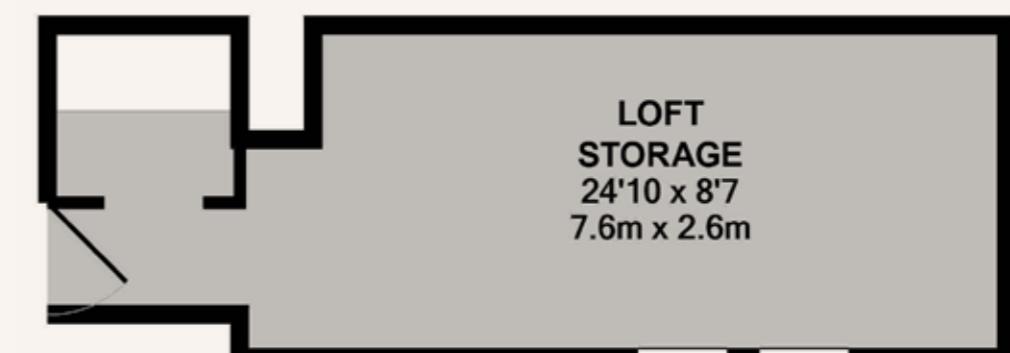
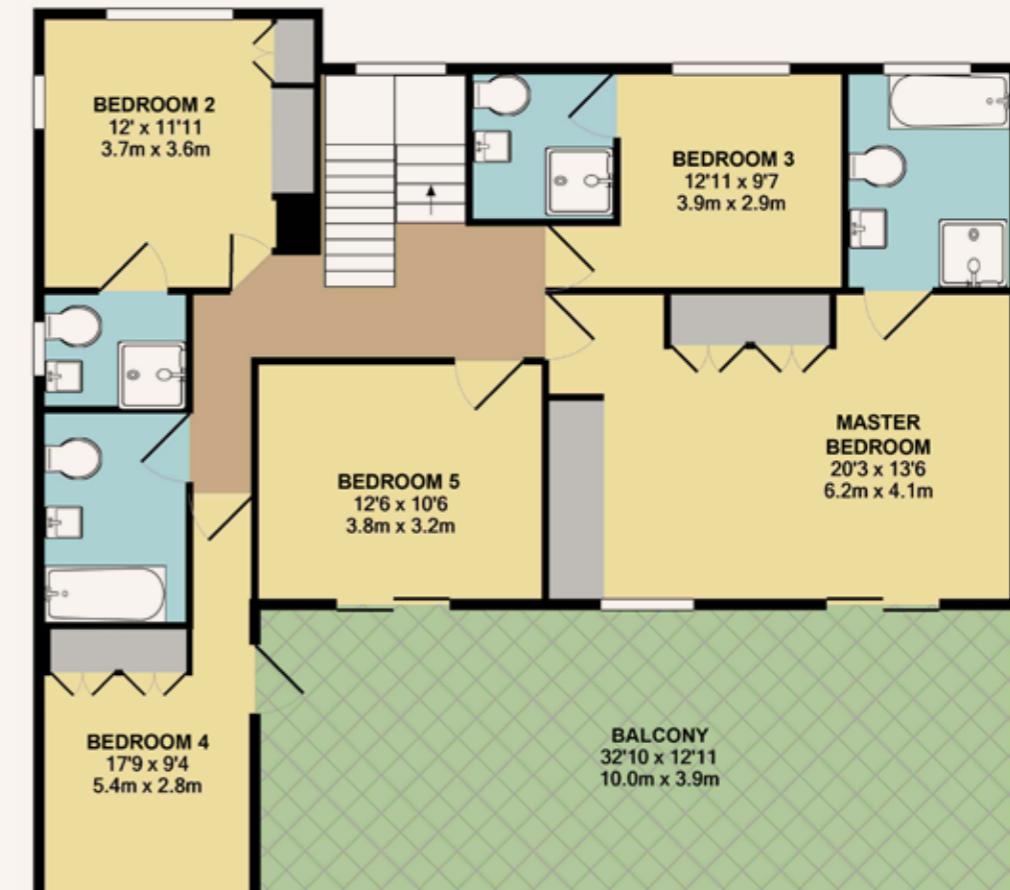
Total Approximate Floor Area:
2759 SQ.FT. (256.2 SQ.M)



FIRST FLOOR & LOFT

First Floor Approximate Floor Area:
1117 SQ.FT. (103.8 SQ.M)

Loft Approximate Floor Area:
203 SQ.FT. (18.8 SQ.M)



BEDROOMS	BATHROOMS
5	4
LIVING ROOMS	SQFT (INC LOFT)
4	2,962
TENURE	COUNCIL TAX
Leasehold	G

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

78
←
82

Lease Details

There are two leasehold titles - 166 Dore Road and 'Land at the back of 166 Dore Road'. The lease term for 166 Dore Road is 800 years from 5th April 1953 and the ground rent is £20 per annum. The lease term for 'Land at the back of 166 Dore Road' is 800 years from 29th September 1964 and the ground rent is £710 per annum.

Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband in the area 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.

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.

166 DORE ROAD

Dore, Sheffield, South Yorkshire,
S17 3HA

Offers in Excess of
£1,750,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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