

Saxton Mee

High Willow, 32 Whirlow Lane, Whirlow, Sheffield, S11 9QF



Offers around **£825,000**

Delightfully situated in this very sought after exclusive location in the heart of Whirlow, a strikingly attractive and beautifully and sympathetically extended, slightly elevated, five bedroom, four bath/shower room detached family residence offered for sale with a completed chain. Reception hall, cloakroom, large sitting room, garden/dining room, superb large living kitchen with bespoke range of units, utility room, family room. First floor: master bedroom with en suite bathroom, bedroom suite 2 with en suite shower room, bedroom 3, family bathroom. Second floor: two double bedrooms, one with en suite dressing room, shower room. Outside: lovely landscaped gardens to front and rear and large detached double garage to rear.

Whirlow is one of Sheffield's most popular and sought after residential areas with a host of excellent local amenities including nearby shops, excellent schools and regular public transport. On the edge of the open countryside and approximately three miles from Sheffield City Centre.

The Accommodation Comprises

Panelled and glazed entrance door opens into

Reception Hall

With oak flooring and cast iron central heating radiator. Recess low voltage lighting. Understairs storage cupboard. Deep cloaks cupboard.

Cloakroom

With low flush w.c., and wash hand basin. Central heating radiator and front facing Georgian style obscure uPVC sealed unit glazed window.

Sitting Room

A beautifully proportioned room with broad front facing Georgian style uPVC sealed unit glazed window with cast iron central heating radiator below. A focal point to the room is the ornate gritstone fireplace with deep hearth and display mantle and inset multi-fuel Clearview stove. Further cast iron central heating radiator. Georgian style glazed window and double French windows lead through into the

Garden/Dining Room

A lovely light room with double opening sealed unit glazed French windows with matching panels to either side and further deep matching windows leading out onto the rear terrace and attractive garden. Limestone tiled floor, three cast iron central heating radiators and two

large sealed unit glazed Velux roof lights giving additional natural light. Glazed double doors lead through into the

Large Open Plan Living Kitchen

Beautifully proportioned and with an extensive range of custom made bespoke base and wall units with built in dresser style unit. Large central island with dining area and granite worktop and built in cupboards below. Inset one and a half bowl sink unit with granite drainer and worktop to either side set below a broad side facing Georgian style sealed unit glazed window. Integrated Bosch dishwasher and space for a washing machine. Classic Rangemaster with five ring gas hob with wok burner and electric hot plate. Space and unit for an American style fridge freezer. Limestone tiled flooring and two cast iron central heating radiators. Recess low voltage lighting.

Bi-fold four sectional rear facing aluminium powder coated doors incorporating blinds and leading out onto the rear terrace and garden. Wall mounting for flat screen tv.

Utility Room

With further matching range of base and wall units, Limestone tiled floor and central heating radiator. Concealed behind one of the wall cupboards is the Worcester gas fired combination boiler. Side uPVC stable entrance door with Georgian style glazed top section.

Family Room

With front and side facing Georgian style uPVC sealed unit glazed windows with French style shutters. Oak flooring and cast iron central

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heating radiator. Wall mounting for flat screen tv and wired for surround sound. Recess low voltage lighting.

From the reception hall, staircase leading to

Half Landing

With deep front facing Georgian style uPVC sealed unit glazed window. Further small flight of stairs leading up to the

Main Landing

With understairs storage cupboard and central heating radiator. Useful further deep storage cupboard.

Master Bedroom Suite

A generously proportioned through room with front and rear facing Georgian style uPVC sealed unit glazed windows. Extensive range of built in bedroom furniture set to one wall comprising wardrobes, vanity area and chest of drawer units with tv area. Double panel central heating radiator.

Large En Suite Bathroom

Beautifully fitted out with white suite comprising bath with clawed feet and telescopic hand shower, pedestal wash hand basin, low flush w.c., and corner glazed and tiled shower cubicle with chrome overhead raindance style shower head and separate hand shower. Beautifully fully travertine tiled and with tiled floor and decorative border tile. Rear facing Georgian style uPVC sealed unit glazed window, recess low voltage lighting and chrome central heating radiator/towel rail. Vanity mirror and Xpelair.

Bedroom Suite 2

A further excellent double bedroom, front facing with Georgian style uPVC

sealed unit glazed windows with French style shutters. Built in double wardrobe with cupboard above. Central heating radiator.

En Suite Shower Room

Beautifully fitted out with Villeroy & Boch suite comprising wall mounted wash hand basin, low flush w.c., and corner glazed and tiled shower cubicle with Hansgrohe overhead shower head and separate hand shower. Half tiled and with decorative border tile and tiled floor. Georgian style uPVC sealed unit glazed window with French style shutters. Chrome central heating radiator/towel rail. Recess low voltage lighting and Xpelair. Tall vanity cupboard.

Bedroom 3

A good sized third bedroom with broad rear facing Georgian style sealed unit glazed window. Built in double wardrobe with cupboard set over and book/display shelves to one side with cupboards above and below. Central heating radiator.

Bathroom

With full suite in white comprising panelled bath with Victorian style telescopic hand shower, vanity unit with wash hand basin with cupboard below and concealed low flush w.c. Half tiled and with decorative border tile. Front facing obscure Georgian style uPVC sealed unit glazed window. Recess low voltage lighting and chrome central heating radiator/towel rail. Vanity mirror.

Attractive spindled staircase leading up to the

Second Floor Landing

A lovely galleried area with sealed unit glazed Velux roof light, recess low

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voltage lighting and central heating radiator.

Bedroom 4

An excellent double bedroom with front facing Georgian style uPVC sealed unit glazed dormer window with lovely views and large rear facing sealed unit glazed Velux roof light. Recess low voltage lighting and double panel central heating radiator. Useful deep recess eaves storage cupboard. Archway leading through to

Dressing Room

With side facing Georgian style uPVC sealed unit glazed window and Velux roof light. Good range of built in bedroom furniture comprising wardrobes, chest of drawer units and cupboards. Recess low voltage lighting and double panel central heating radiator.

Bedroom 5

A lovely double bedroom with high vaulted ceiling. Front facing Georgian style uPVC sealed unit glazed dormer window with good views and large rear facing sealed unit glazed Velux roof light. Range of built in bedroom furniture and double panel central heating radiator.

Shower Room

Beautifully fitted out with vanity unit with circular free standing wash hand basin set on a granite top and with cupboard below, low flush w.c., and corner shower cubicle with chrome overhead raindance style shower head and separate hand shower. Beautifully fully tiled and with decorative border tile. Recess low voltage lighting and Xpelair. Central heating radiator and sealed unit glazed Velux roof light.

Outside

To the front, a slightly elevated attractive landscaped garden with lawn and floral borders and a lovely willow tree. To the side, an enclosed flagged terrace area. To the rear, landscaped and enclosed westerly facing garden with paved terrace area, ideal for parties, sitting out and barbecues and with garden area leading off with lawn and borders. Further sitting out area at the top of the garden. External security lighting. To the side of the property, there is a vehicular right of access to a five bar gate and private driveway giving access to a

Large Detached Tandem Double Garage

With two side facing uPVC obscure sealed unit glazed windows, useful eaves storage space and rear stable entrance door leading to the rear garden.

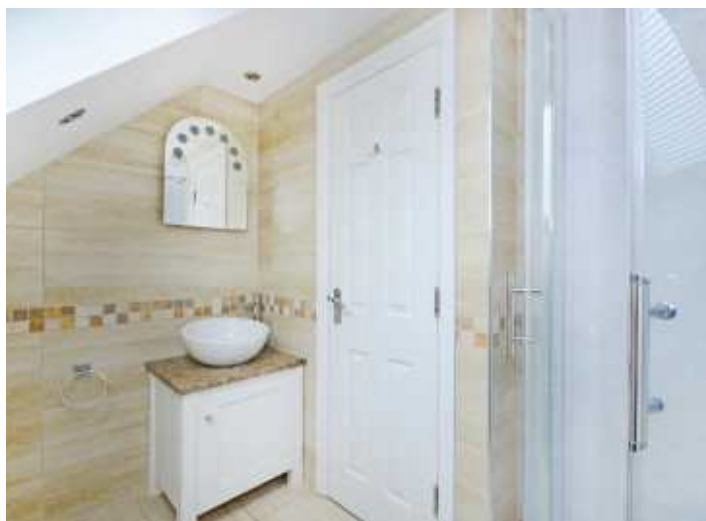
Valuer

James Mee/pp

Viewing

Strictly by appointment through our Banner Cross office.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82-100) A			
(61-81) B			
(55-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Property, properly.

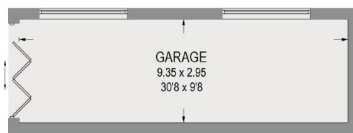
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HIGH WILLOW, 32 WHIRLOW LANE

APPROXIMATE GROSS INTERNAL AREA = 265.1 SQ M / 2852 SQ FT

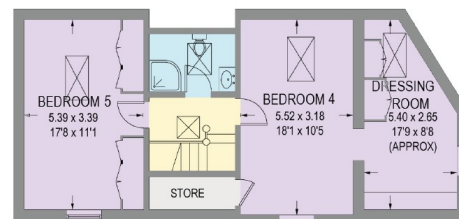
GARAGE = 28 SQ M / 301 SQ FT

TOTAL = 293.1 SQ M / 3153 SQ FT

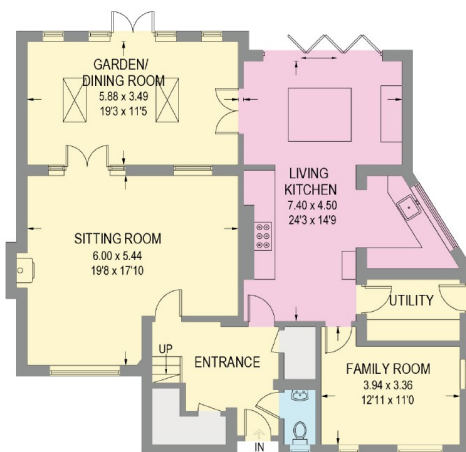


(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

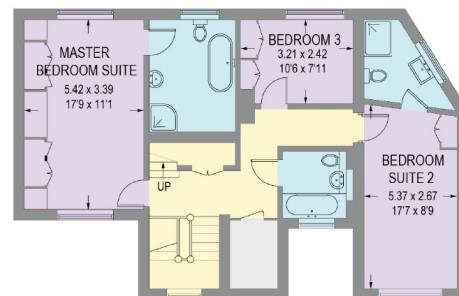
GARAGE = 28 SQ M / 301 SQ FT



SECOND FLOOR = 63.6 SQ M / 684 SQ FT



GROUND FLOOR = 122.5 SQ M / 1318 SQ FT



FIRST FLOOR = 79 SQ M / 850 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

Banner Cross

Dronfield

Hathersage

Bakewell

Matlock

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949-951 Ecclesall Road, Sheffield S11 8TN

1 Civic Centre, Dronfield S18 1PD

3 Bank View, Main Road, Hathersage S32 1BB

Matlock Street, Bakewell DE45 1EE

27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241

T: 01246 290992

T: 01433 650009

T: 01629 815307

T: 01629 828250

E: bannercross@saxtonmee.co.uk

E: dronfield@saxtonmee.co.uk

E: hathersage@saxtonmee.co.uk

E: bakewell@saxtonmee.co.uk

E: matlock@saxtonmee.co.uk

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