



2 Whirlowdale Close, Whirlowdale, Sheffield, S11 9NQ



On a superb plot in excess of a quarter of an acre, in this exclusive suburb, an attractive, four bedroom detached family home which is in need of some updating and offering an excellent opportunity to substantially extend and re-model the current accommodation to create a spectacular, large, executive modern family home - draft plans already drawn up and available. Broad entrance hall, cloakroom, drawing room, dining/family room, breakfast kitchen, utility room. F/f: four good bedrooms, bathroom and separate WC. outside: excellent off-road parking giving access to large attached double garage, front garden, large side garden and good sized rear garden.

Offers around **£595,000**

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

The Accommodation Comprises

Glazed double entrance doors, open into

Entrance Porch

With inner glazed door opening to

Broad Reception Hall

With a range of built in cloaks cupboards and central heating radiator.

Cloakroom

With low flush WC, wash hand basin and rear obscure glazed window. Oak panelled.

Drawing Room

A delightful, large through room with rear French windows, feature original fireplace with living flame gas coal effect fire and corner bay windows to either side. Walk in front facing bay window and three central heating radiators.

Dining/Family Room

With broad front facing window, marble fireplace with electric coal effect fire and double panelled central heating radiator.

Breakfast Kitchen

With a range of oak base and wall units, resin one and a half bowl sink unit and tiled splashbacks. Integrated Hotpoint electric oven, integrated microwave, four ring hob and extractor canopy above. Integrated fridge and dishwasher. Broad rear facing UPVC box bay window with lovely aspect out over the grounds and central heating radiator.

Rear Entrance Lobby

With external door.

Utility Room

With plumbing for washing machine and space for dryer and also housing the Worcester gas fired central heating boiler. Two rear windows.

Personal door through to

Large Attached Garage

With large eaves storage space, electric up and over door and two side obscure glazed windows.

Dog legged staircase to

First Floor

Landing area with rear facing obscure glazed window and central heating radiator. Access

hatch to loft.

Bedroom 1

A large front facing double bedroom with walk in bay window with central heating radiator set below. Range of built in wardrobes and vanity area.

Bedroom 2

A front facing double bedroom with broad window, built in wardrobes, bedside units and vanity area. Double panelled central heating radiator.

Bedroom 3

A good sized third bedroom with broad front facing window, built in wardrobes and cupboards and double panelled central heating radiator.

Bedroom 4

A large rear facing single bedroom with broad window, built in wardrobes and vanity area. Central heating radiator.

Bathroom

With suite in white comprising jacuzzi bath and pedestal wash hand basin. Vanity mirror, chrome central heating radiator and rear obscure glazed window. Large linen storage cupboard with radiator. Fully tiled.

Separate WC

With low flush WC and rear window. Fully tiled.

Outside

To the front, block paved driveway providing excellent off-road parking and giving access to the large attached garage. Front garden with lawn and floral borders and block paved pathway to the front of the house and to either side. To the right hand side, extensive lawned area and lovely, tall pine trees. To the rear, good sized garden, block paved patio area, lawn and floral borders and great open aspect.

General Remarks

Please note, the property has had draft Architects plans drawn up by 7Hills Architectural Design Ltd, ref: Neil Twigg (7hillsarchitecture@gmail.com) to alter, extend and re-model the house to a large five bed/two bathroom modern, contemporary dwelling as per the enclosed plans. Please note, these were submitted for planning permission October 2017.

Valuer/Negotiator

James Mee/Sarah McDonagh/sw.

Viewing

Strictly by appointment through our Banner Cross office.

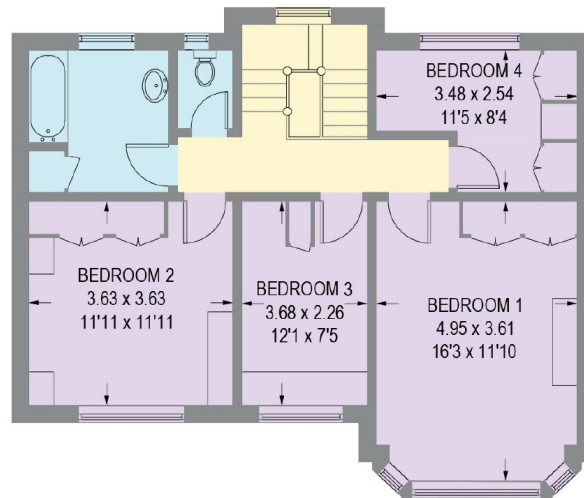


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

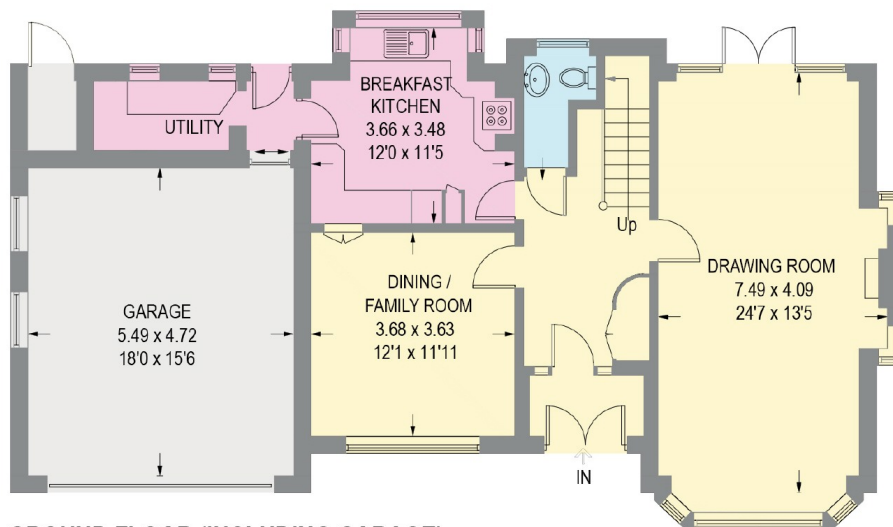
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

2 WHIRLOWDALE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 172.5 SQ M / 1858 SQ FT



FIRST FLOOR = 68 SQ M / 732 SQ FT



GROUND FLOOR (INCLUDING GARAGE)
104.5 SQ M / 1125 SQ FT

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

Banner Cross

Dronfield

Hathersage

Bakewell

Matlock

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