

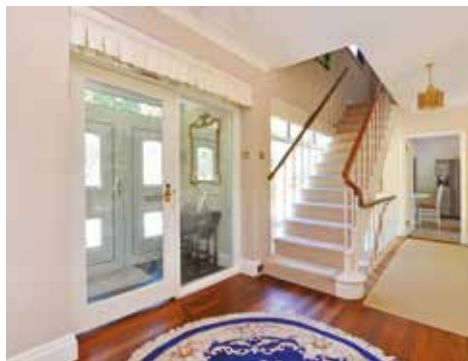


The White House,
Vicarage Lane,
Dore,
Sheffield, S17 3GX





The White House, Vicarage Lane, Dore, Sheffield, S17 3GX



Situated in this very exclusive location within a short walk of Dore village centre. On a lovely large, private plot with excellent potential for residential development. An attractive four bedroom, two bath/shower room detached family residence. Entrance lobby, cloakroom, reception hall, dining room, drawing room, garden room, family room, breakfast kitchen, utility. Lower ground floor: boiler room, large games room/snooker room with bar and patio doors to side terrace, gym room. First floor: master bedroom, en-suite shower room, three further double bedrooms and family bathroom. Outside: an impressive entrance, long driveway, large integral double garage, lovely extensive grounds surrounding and being southerly facing to the rear.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. SERVICES: The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact. FLOORPLANS: Plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

Dore is one of Sheffield's most prestigious residential suburbs with a host of excellent local amenities including shops, first class schools, regular public transport.

On the edge of the open countryside of the Peak National Park and approximately 5 miles from Sheffield city centre.

The Accommodation Comprises

UPVC entrance door with matching panel to side, opens into

Entrance Lobby

Cloakroom

With low flush WC, wash hand basin and heated towel rail. Obscure UPVC window.

Glazed door opens into

Reception Hall

With mahogany flooring and feature spindle staircase to first floor.

Dining Room

With display shelving and sliding glazed doors and windows to either side leading through into

Drawing Room

A beautifully proportioned room with deep floor to ceiling front facing UPVC double glazed window and broad deep side facing UPVC double glazed window and sliding glazed doors opening through to the

Garden Room

With broad UPVC double glazed patio doors and matching panels to either side leading out onto the southerly facing terrace and garden.

Family Room

With UPVC double glazed full height patio doors leading out onto the terrace. A door giving access to the dining room and through to the breakfast kitchen.

Breakfast Kitchen

With an extensive range of pine base and wall units including glazed display wall units. A good run of work surfaces and inset sink unit. Built in stainless steel electric oven and hob with extractor above, plumbing and space for a dishwasher and an integrated microwave. Space for dining table and chairs. Broad front facing UPVC double glazed window and rear double glazed door and window.

Rear Entrance Porch

Of UPVC double glazed construction and external door.

Utility Room

A range of base and wall units, stainless steel sink unit. Plumbing for washing machine.

Entrance Lobby

With uPVC door and deep walk in cloaks cupboard. Door through to double garage.

From the inner hall, staircase leading down to

Lower Ground Floor

Lower Hall Area

Understairs storage and meter cupboard, boiler room with the ducted heating boiler unit. Hot water cylinder.

Games Room

Side facing double glazed patio doors leading out onto a terrace area. Mahogany flooring, a three quarter size snooker table and Mahogany panelled doors conceal the

Built in Bar Area

Gym Room

Stainless steel sink unit, two high level UPVC double glazed windows and the Remeha gas fired central heating boiler.

First Floor Large Landing

With two front facing UPVC double glazed windows.

Master Bedroom

Lovely through room with UPVC double glazed patio doors leading out onto a large rooftop balcony. Extensive range of wardrobes set to one wall, to one end of the room an en-suite area with vanity unit, cupboard and drawers and UPVC double glazed window above. There is a walk in box room/wardrobe area with UPVC double glazed window.

En-Suite Shower Room

With tiled shower cubicle with chrome thermostatic shower and body jets. Concealed low flush WC and bidet. Fully tiled. Obscure UPVC double glazed window. Chrome heated towel rail.

Bedroom 2

A rear facing double bedroom with broad UPVC double glazed window. Extensive views.

Bedroom 3

A rear facing double bedroom with UPVC double glazed window and a range of built in wardrobes.

Bedroom 4

A double bedroom with rear facing UPVC double glazed window. Radiator. Walk in wardrobes/potential en-suite area to one end with double glazed Velux roof light.

Family Bathroom

Comprising full suite with large bath with oak surround, oak vanity unit, pedestal wash hand basin with cupboard and drawers below. Large walk in shower cubicle with thermostatic shower and low flush WC. Fully tiled and tiled floor. Front UPVC double glazed window. Chrome central heating radiator/towel rail.

Outside

There is an impressive entrance onto a long tarmac driveway providing extensive off road parking to the side and front of the property, the side giving access to the large integral double garage.

Situated on a lovely wide plot with an extensive area of lawn to the front and mature trees and shrubs to the front boundary.

To the rear, a large flagged terrace running the full width of the property ideal for entertaining and parties and sitting out with a lovely private garden leading off. Extensive lawned areas and a children's play area.

Attached Double Garage

With workshop area to one end and sink unit and five windows and Glidermatic garage door.

General Remarks

The site has a very long frontage and has potential, subject to planning, for residential development.

Valuer/Negotiator

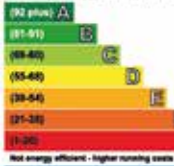
James Mee/Sarah McDonagh/sw

Viewing

Strictly by appointment through our Banner Cross office.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

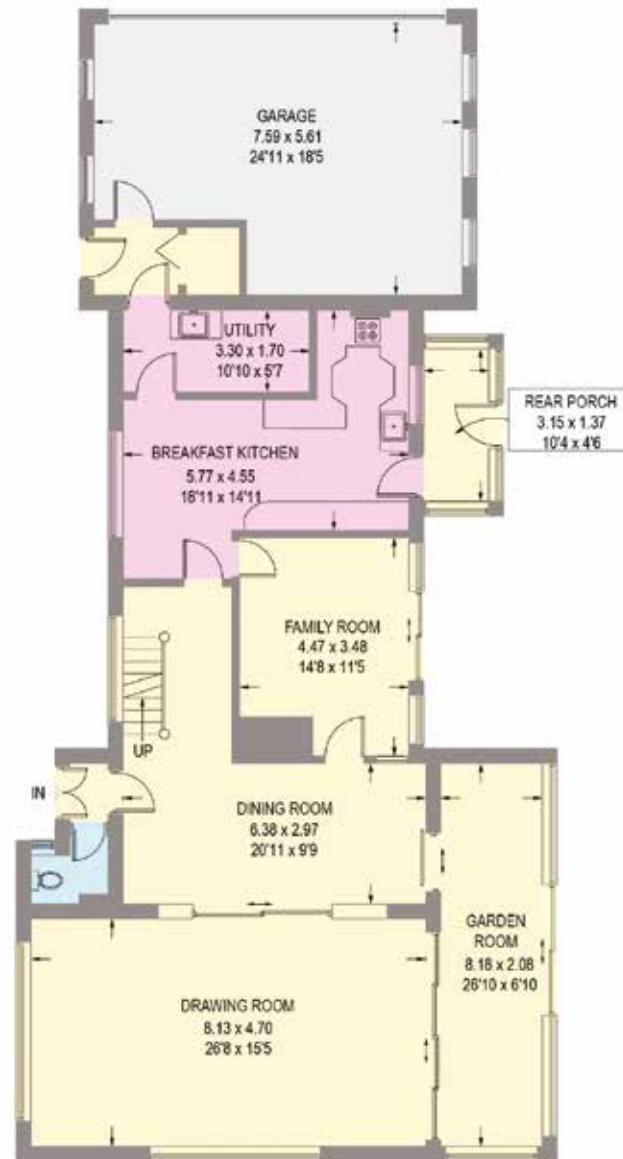
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 1,456
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 201
3 Low energy lighting for all fixed outlets	£130	£ 309

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



LOWER GROUND FLOOR
76.9 SQ M / 828 SQ FT



GROUND FLOOR
187.6 SQ M / 2019 SQ FT
(INCLUDING GARAGE)



FIRST FLOOR
117.9 SQ M / 1269 SQ FT



