



Darcy House
10 Blue Ridge Close, Dore



A Five/Six Bedroomed Executive Home
in a Most Sought-after Location





Darcy House

Welcome to Darcy House

Blenheim Park Estates are delighted to market this outstanding five/six bedroomed detached family home, situated within a quiet cul-de-sac in the most sought-after village of Dore.

Darcy House provides luxurious, spacious accommodation over three floors with a superb breakfast kitchen, an impressive L-shaped entertainment suite, master bedroom with en-suite and dressing room, four further double bedrooms and pleasant landscaped gardens. The property also benefits from having a secure gated driveway with parking for several vehicles and a double garage.

Located with good access to the amenities of Dore including restaurants, bars, cafes, shops and schools. This superb home is also within a short rail commute to Manchester and within easy reach of Sheffield's city centre, the M1 motorway network and the beautiful Peak District National Park.

The property briefly comprises on the ground floor:

Reception hall, WC, drawing room, breakfast kitchen, kitchen dining area, utility room and an entertainment suite with a bar, family area and dining area.

On the first floor: Landing, master bedroom suite, dressing room, master en-suite bathroom, bedroom 2, bedroom 2 en-suite shower room, bedroom 3 and bedroom 3 en-suite shower room.

On the second floor: Landing/study area, bedroom 4, bedroom 4 en-suite bathroom, bedroom 5 and study/bedroom 6.

Ground Floor

A heavy timber entrance door opens to the:

Reception Hall

17'10 x 13'5 (5.4m x 4.1m)

An impressive reception hall, elegantly decorated in neutral tones with porcelain tiled flooring, a front facing timber double glazed window, recessed lighting, video/telephone entry handset, deep skirtings and underfloor heating. To one corner, there's a range of high quality storage cupboards with marble surfaces. Doors open to the WC, drawing room, breakfast kitchen and the utility room.

WC

9'5 x 5'9 (2.9m x 1.7m)

Having a front facing timber double glazed obscured window, pendant light point, central heating radiator, deep skirting and porcelain tiled flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap.

Drawing Room

38'6 x 19'3 (11.7m x 5.9m)

A generously proportioned drawing room with front and rear facing timber double glazed windows. Having recessed lighting, coved ceiling, central heating radiators with decorative covers, TV/aerial points, telephone point, deep skirtings and Amtico flooring. Also having the provision for a wall-mounted television with TV/aerial points and a built-in surround sound system, cinema screen and provision for a projector. The focal point of this elegant reception room is the ornate Chesney fireplace with a coal effect gas fire and cast iron grate.

Breakfast Kitchen

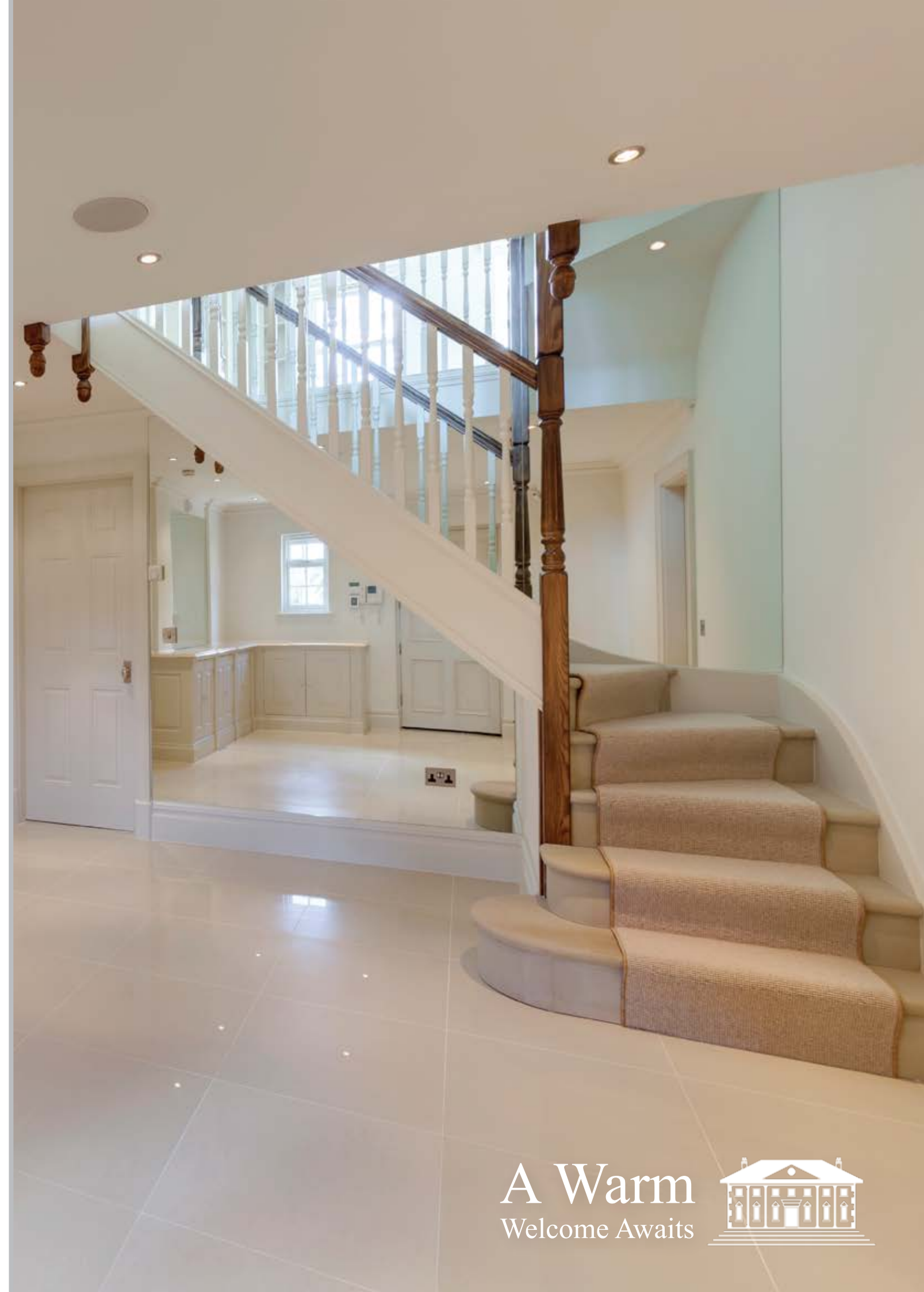
31'8 x 15'5 (9.7m x 4.7m)

Kitchen

A most impressive breakfast kitchen with recessed lighting, coved ceiling and porcelain tiled flooring. There's a comprehensive range of fitted base/wall and drawer units by My Fathers Heart with matching granite work surfaces and splash backs, which extend to form a circular peninsular breakfast bar with an inset Franke waste bin and a Franke circular sink with a mixer tap.

Also having two glazed panels overlooking the bar and an additional inset 1.5 bowl sink with a chrome mixer tap to one of the granite work surfaces.

The extensive range of appliances include a Monogram range cooker with a six-ring gas hob, a fan assisted oven and grill, Franke extractor hood, Miele Tepanyaki plates, De Dietrich pop-up extractor, Miele fan assisted oven, Miele coffee machine, integrated Kenwood dishwasher, integrated Neff dishwasher and an Amana American style fridge/freezer.



A Warm
Welcome Awaits





An Elegant Drawing Room
of Generous Proportions



Drawing Room

38'6 x 19'3 (11.7m x 5.9m)

A generously proportioned drawing room with front and rear facing timber double glazed windows. Having recessed lighting, coved ceiling, central heating radiators with decorative covers, TV/aerial points, telephone point, deep skirtings and Amtico flooring. Also having the provision for a wall-mounted television with TV/aerial points and a built-in surround sound system, cinema screen and provision for a projector. The focal point of this elegant reception room is the ornate Chesney fireplace with a coal effect gas fire and cast iron grate.





The Heart of the Home is the
Contemporary Breakfast Kitchen



Breakfast Kitchen
31'8 x 15'5 (9.7m x 4.7m)

Kitchen

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Dining Area

Having front facing timber double glazed windows with fitted plantation shutters, flush light point, recessed lighting, coved ceiling, central heating radiators with decorative covers, deep skirtings and tiled flooring. Also having an inset gas log effect fire, provision for a wall mounted television with TV/aerial points and two Amana full height wine coolers.





A Most Impressive
Entertainment Suite





Dining Area

38'5 x 13'5 (11.7m x 4.1m)

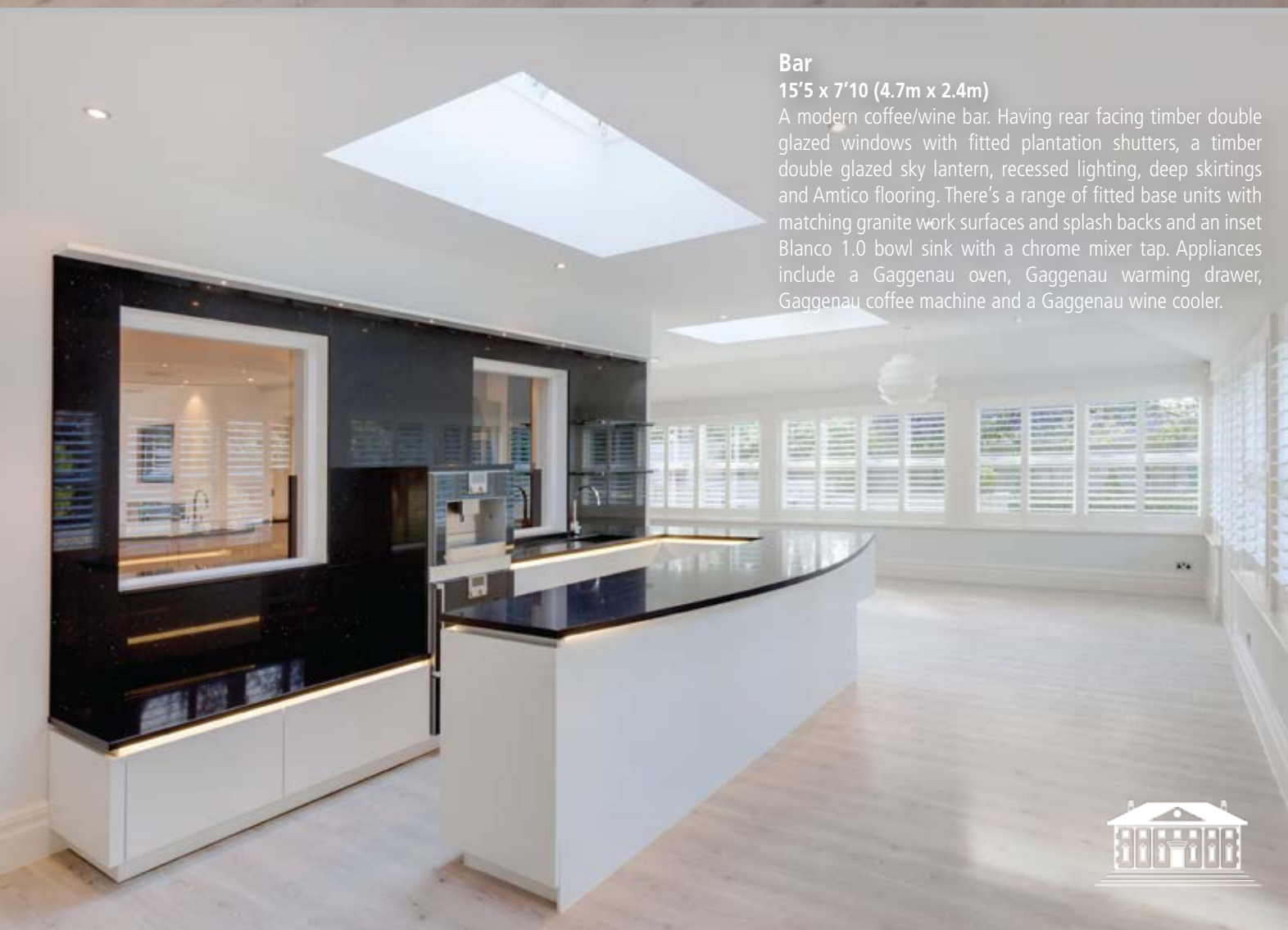
Having side facing timber double glazed windows with fitted plantation shutters, a timber double glazed sky lantern, recessed lighting, pendant light point, TV/aerial points, telephone points, deep skirtings and Amtico flooring. Double timber doors with double glazed panels and fitted plantation shutters open to the gardens.



Family Area

33'6 x 15'8 (10.2m x 4.8m)

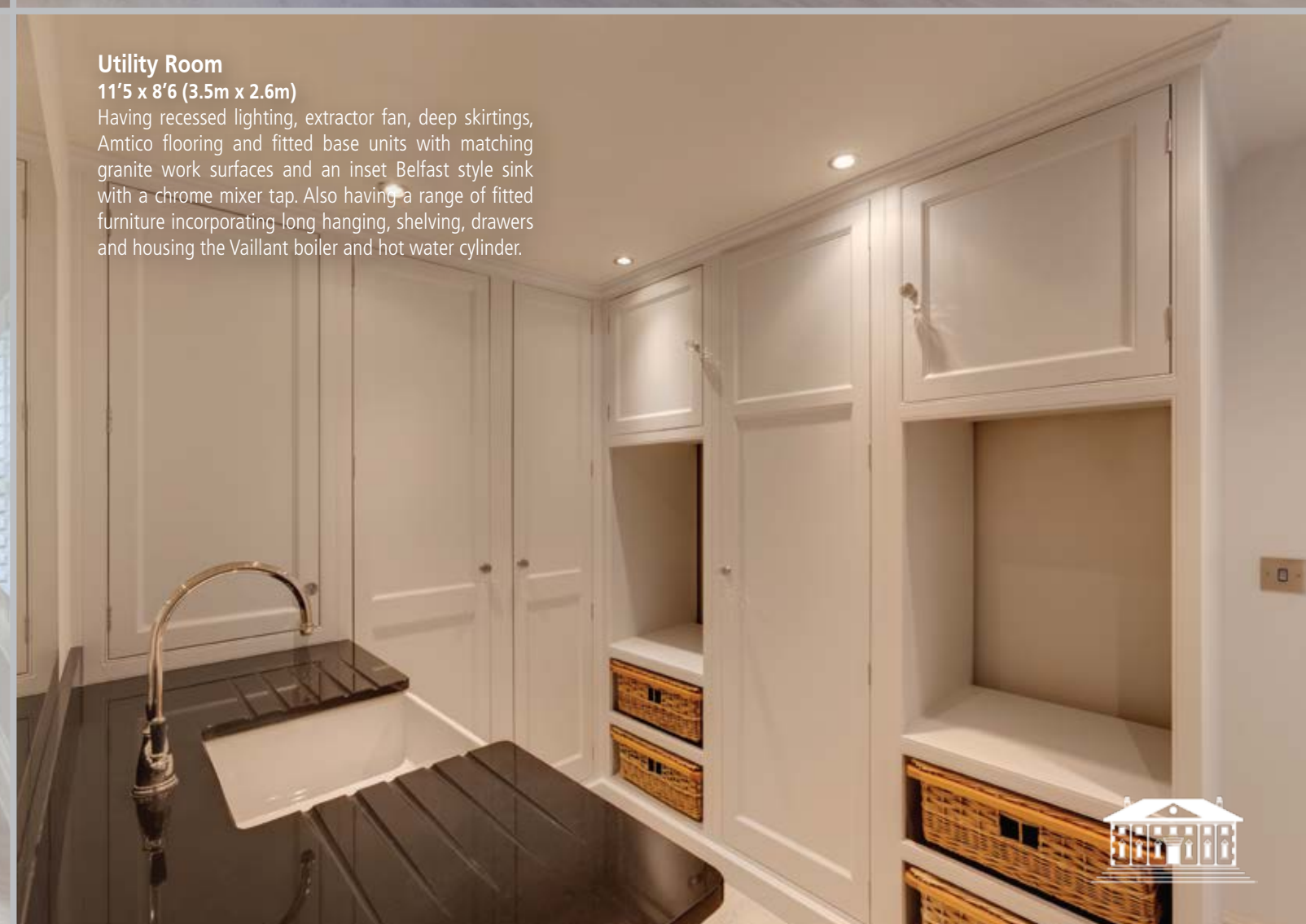
With recessed lighting, central heating radiator, telephone point, TV/aerial point, tiled flooring and deep skirtings. There's a range of fitted base/wall and drawer units with matching work surfaces, upstands and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a four-ring Neff induction hob, Neff extractor hood, Neff oven, integrated fridge/freezer and having the space/plumbing for an automatic washing machine and a tumble dryer.



Bar

15'5 x 7'10 (4.7m x 2.4m)

A modern coffee/wine bar. Having rear facing timber double glazed windows with fitted plantation shutters, a timber double glazed sky lantern, recessed lighting, deep skirtings and Amtico flooring. There's a range of fitted base units with matching granite work surfaces and splash backs and an inset Blanco 1.0 bowl sink with a chrome mixer tap. Appliances include a Gaggenau oven, Gaggenau warming drawer, Gaggenau coffee machine and a Gaggenau wine cooler.



Utility Room

11'5 x 8'6 (3.5m x 2.6m)

Having recessed lighting, extractor fan, deep skirtings, Amtico flooring and fitted base units with matching granite work surfaces and an inset Belfast style sink with a chrome mixer tap. Also having a range of fitted furniture incorporating long hanging, shelving, drawers and housing the Vaillant boiler and hot water cylinder.





A Luxurious Family Home offering Extensive and Versatile Accommodation

Dining Area

Having front facing timber double glazed windows with fitted plantation shutters, flush light point, recessed lighting, coved ceiling, central heating radiators with decorative covers, deep skirtings and tiled flooring. Also having an inset gas log effect fire, provision for a wall mounted television with TV/aerial points and two Amana full height wine coolers.

Double timber doors with glazed panels open to the:

Entertainment Suite

Dining Area

38'5 x 13'5 (11.7m x 4.1m)
Having side facing timber double glazed windows with fitted plantation shutters, a timber double glazed sky lantern, recessed lighting, pendant light point, TV/aerial points, telephone points, deep skirtings and Amtico flooring. Double timber doors with double glazed panels and fitted plantation shutters open to the gardens.

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15'5 x 7'10 (4.7m x 2.4m)
A modern coffee/wine bar. Having rear facing timber double glazed windows with fitted plantation shutters, a timber double glazed sky lantern, recessed lighting, deep skirtings and Amtico flooring. There's a range of fitted base units with matching granite work surfaces and splash backs and an inset Blanco 1.0 bowl sink with a chrome mixer tap. Appliances include a Gaggenau oven, Gaggenau warming drawer, Gaggenau coffee machine and a Gaggenau wine cooler.

Family Area

33'6 x 15'8 (10.2m x 4.8m)
A lovely relaxation area with a magnificent double glazed tall, coach style window presenting views of the rear garden. Having recessed lighting, deep skirtings, Amtico flooring and the provision for a wall mounted television with TV/aerial points.
The focal point of the room is the Gasco log effect fire with a contemporary limestone surround and hearth with display shelving and feature lighting to either side.

Utility Room

11'5 x 8'6 (3.5m x 2.6m)
Having recessed lighting, extractor fan, deep skirtings, Amtico flooring and fitted base units with matching granite work surfaces and an inset Belfast style sink with a chrome mixer tap. Also having a range of fitted furniture incorporating long hanging, shelving, drawers and housing the Vaillant boiler and hot water cylinder.

From the reception hall, a stone staircase with timber balustrade and hand rail rises to the:

First Floor

Landing

17'10 x 17'2 (5.4m x 5.2m)
A spacious landing with front facing UPVC double glazed windows, recessed lighting, coved ceiling, central heating radiator with decorative cover, deep skirtings and stone flagged flooring. Doors open to the master bedroom, bedroom 2 and bedroom 3. Also having a useful storage cupboard with shelving and housing the hot water cylinder.

Master Bedroom Suite

28'4 x 15'6 (8.6m x 4.7m)
An exquisite master bedroom incorporating a comprehensive range of modern fitted furniture, incorporating long hanging and drawers. Having rear facing timber double glazed windows with fitted plantation shutters, recessed and feature lighting, coved ceiling, central heating radiators, deep skirtings, Amtico flooring and the provision for a wall mounted television with TV/aerial points.

A timber door opens to the:

Walk-in Wardrobe

With recessed lighting, deep skirtings and a range of fitted furniture by Brookmans, incorporating, short/long hanging, shelving and drawers.

Double timber doors open to the:

Master Dressing Room

13'8 x 10'2 (4.2m x 3.1m)
Having front facing timber double glazed windows with fitted plantation shutters, recessed lighting, central heating radiators, deep skirtings and the provision for a wall mounted television. There's a range of quality fitted walnut furniture by Brookmans, with integrated lighting and incorporating short/long hanging and drawers. Also having a fitted vanity unit with vanity mirrors, a Kohler wash hand basin and a chrome mixer tap.

Master En-Suite Bathroom

18'3 x 7'9 (5.6m x 2.4m)
Having a front facing timber double glazed obscured window with fitted plantation shutters, recessed lighting, extractor fan, central heating radiator, chrome heated towel rail, fitted shelving, deep skirtings and tiled flooring. There's a suite in white, which comprises of a low-level WC and a fitted vanity unit with matching granite work surfaces, his and hers wash hand basins with chrome mixer taps, storage beneath and vanity mirror over. Also having an inset Kohler spa bath with a chrome mixer tap and inset Sovos television. To one corner, there's a separate shower enclosure with a fitted rain head shower, additional hand shower facility and a glazed screen/door.



Master Bedroom Suite

28'4 x 15'6 (8.6m x 4.7m)

An exquisite master bedroom incorporating a comprehensive range of modern fitted furniture, incorporating long hanging and drawers. Having rear facing timber double glazed windows with fitted plantation shutters, recessed and feature lighting, coved ceiling, central heating radiators, deep skirtings, Amtico flooring and the provision for a wall mounted television with TV/aerial points.

A timber door opens to the:

Walk-in Wardrobe

With recessed lighting, deep skirtings and a range of fitted furniture by Brookmans, incorporating, short/long hanging, shelving and drawers.



An Extensive Master
Bedroom Suite





Master Dressing Room

13'8 x 10'2 (4.2m x 3.1m)

Having front facing timber double glazed windows with fitted plantation shutters, recessed lighting, central heating radiators, deep skirtings and the provision for a wall mounted television. There's a range of quality fitted walnut furniture by Brookmans, with integrated lighting and incorporating short/long hanging and drawers. Also having a fitted vanity unit with vanity mirrors, a Kohler wash hand basin and a chrome mixer tap.



Bedroom 2

15'5 x 13'2 (4.7m x 4.0m)

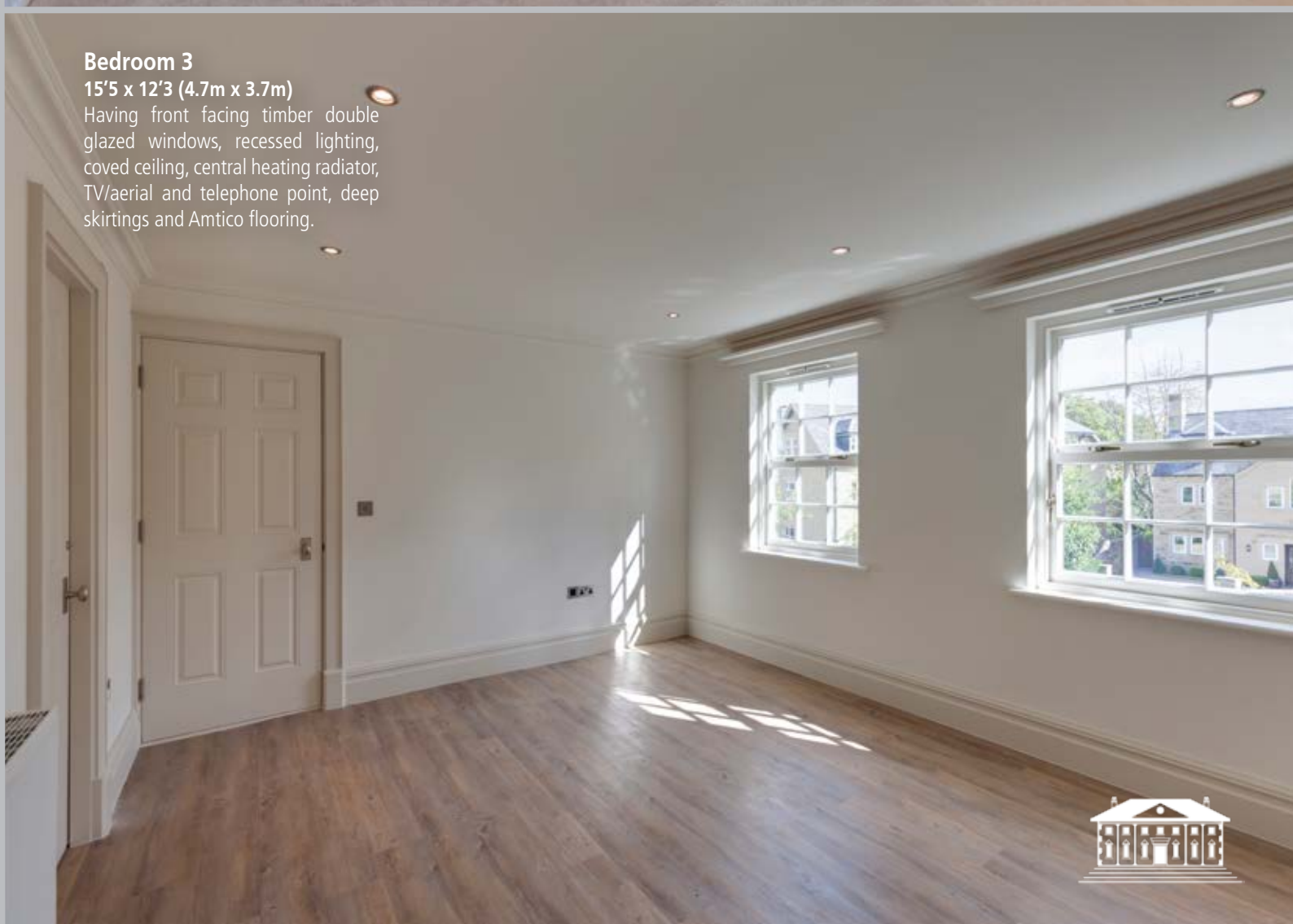
A spacious double bedroom with rear facing timber double glazed windows with plantation shutters, recessed lighting, coved ceiling, central heating radiator, deep skirtings, TV/aerial and telephone point.



Master En-Suite Bathroom

18'3 x 7'9 (5.6m x 2.4m)

Having a front facing timber double glazed obscured window with fitted plantation shutters, recessed lighting, extractor fan, central heating radiator, chrome heated towel rail, fitted shelving, deep skirtings and tiled flooring. There's a suite in white, which comprises of a low-level WC and a fitted vanity unit with matching granite work surfaces, his and hers wash hand basins with chrome mixer taps, storage beneath and vanity mirror over. Also having an inset Kohler spa bath with a chrome mixer tap and inset Sovos television. To one corner, there's a separate shower enclosure with a fitted rain head shower, additional hand shower facility and a glazed screen/-door.



Bedroom 3

15'5 x 12'3 (4.7m x 3.7m)

Having front facing timber double glazed windows, recessed lighting, coved ceiling, central heating radiator, TV/aerial and telephone point, deep skirtings and Amtico flooring.



Second Floor Landing

24'8 x 21'4 (7.5m x 6.5m)

A fabulous area which could be used as a home office/study. Having Velux roof windows, pendant light point, TV/aerial point, deep skirtings and a bespoke range of fitted furniture incorporating shelving, drawers and workstations with overhead lighting. Doors open to bedroom 4, bedroom 5 and bedroom 6/study.





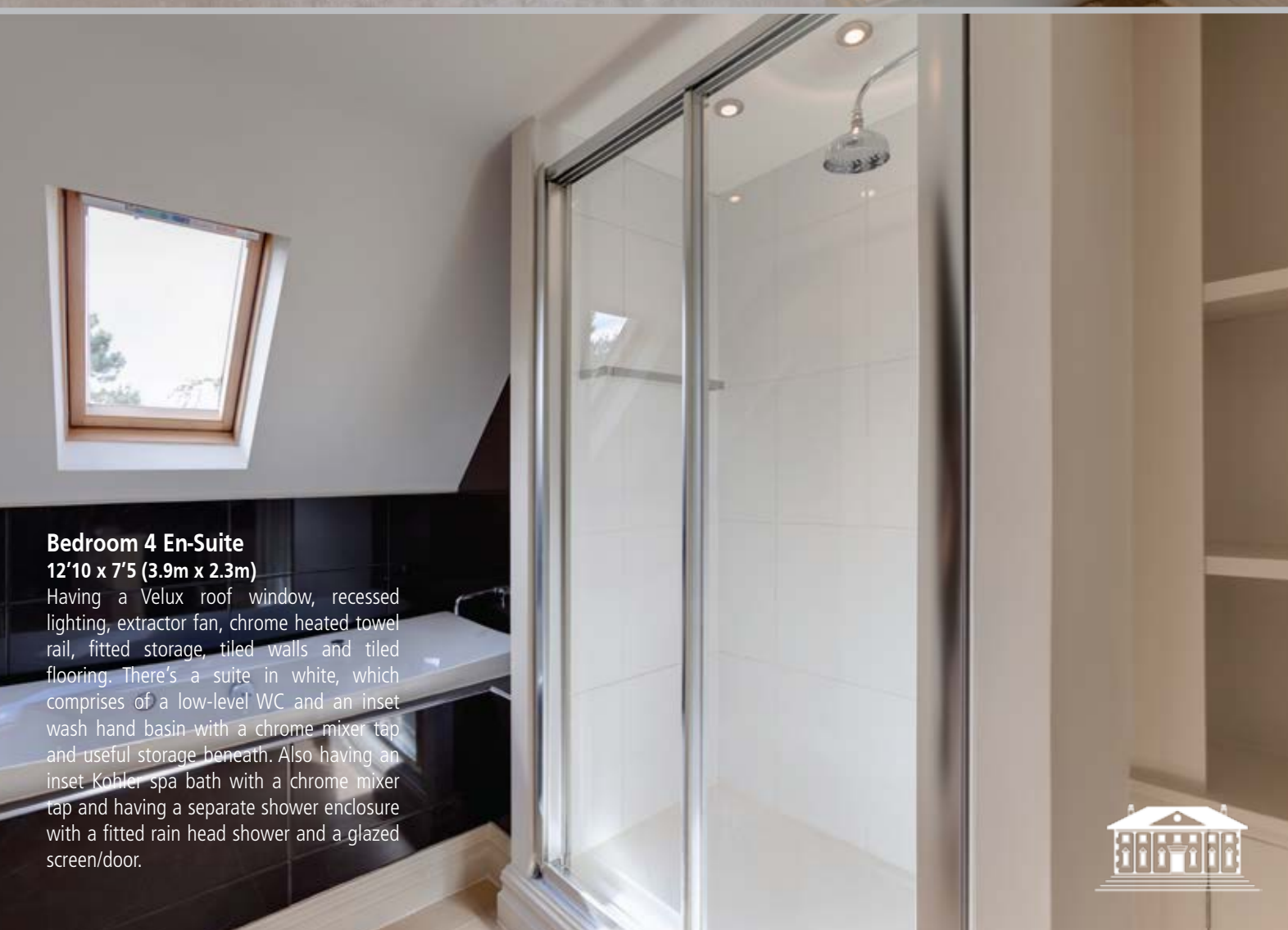
Bedroom 4
23'11 x 14'4 (7.3m x 4.4m)

Having a front facing timber double glazed window, Velux roof windows, recessed lighting, central heating radiator, TV/aerial and telephone point and deep skirtings. There's a range of fitted furniture incorporating short hanging and shelving. Also having a dressing area with a fitted vanity unit and a useful storage cupboard with long hanging.



Bedroom 5
19'7 x 13' (6.0m x 4.0m)

Having Velux roof windows, recessed lighting, central heating radiator, TV/aerial and telephone point and deep skirtings. To one wall, sliding doors open to a walk-in wardrobe with recessed lighting and shelving.



Bedroom 4 En-Suite
12'10 x 7'5 (3.9m x 2.3m)

Having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail, fitted storage, tiled walls and tiled flooring. There's a suite in white, which comprises of a low-level WC and an inset wash hand basin with a chrome mixer tap and useful storage beneath. Also having an inset Kohler spa bath with a chrome mixer tap and having a separate shower enclosure with a fitted rain head shower and a glazed screen/door.



Study/Bedroom 6
15'2 x 13' (4.6m x 4.0m)

Currently being used as a study, but could also be used as a sixth bedroom. Having a front facing timber double glazed window, recessed lighting, central heating radiator with decorative cover, TV/aerial point and deep skirtings. There's a range of fitted walnut furniture incorporating cupboards, drawers, book shelving and a desk by My Fathers Heart.





Darcy House

Occupying a Good Sized Plot with Manicured Gardens, Double Garaging and Ample Off Road Parking

Bedroom 2

15'5 x 13'2 (4.7m x 4.0m)

A spacious double bedroom with rear facing timber double glazed windows with plantation shutters, recessed lighting, coved ceiling, central heating radiator, deep skirtings, TV/aerial and telephone point.

Bedroom 2 En-Suite

Having a side facing timber double glazed obscured window, recessed lighting, extractor fan, central heating radiator with decorative cover, deep skirtings and tiled flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional taps and tiled splash backs. To one corner, there's a separate shower enclosure with a fitted rain head shower and a glazed door.

Bedroom 3

15'5 x 12'3 (4.7m x 3.7m)

Having front facing timber double glazed windows, recessed lighting, coved ceiling, central heating radiator, TV/aerial and telephone point, deep skirtings and Amtico flooring.

Bedroom 3 En-Suite

9'1 x 5'11 (2.8m x 1.8m)

Having recessed lighting, extractor fan, central heating radiator, deep skirtings and tiled flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional taps and tiled splash backs. To one corner, there's a separate shower enclosure with a fitted rain head shower and a glazed door.

From the first floor landing, a staircase with timber balustrade and hand rail rises to the:

Second Floor

Landing

24'8 x 21'4 (7.5m x 6.5m)

A fabulous area which could be used as a home office/study. Having Velux roof windows, pendant light point, TV/aerial point, deep skirtings and a bespoke range of fitted furniture incorporating shelving, drawers and workstations with overhead lighting. Doors open to bedroom 4, bedroom 5 and bedroom 6/study.

Bedroom 4

23'11 x 14'4 (7.3m x 4.4m)

Having a front facing timber double glazed window, Velux roof windows, recessed lighting, central heating radiator, TV/aerial and telephone point and deep skirtings. There's a range of fitted furniture incorporating short hanging and shelving. Also having a dressing area with a fitted vanity unit and a useful storage cupboard with long hanging.

Bedroom 4 En-Suite

12'10 x 7'5 (3.9m x 2.3m)

Having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail, fitted storage, tiled walls and tiled flooring. There's a suite in white, which comprises of a low-level WC and an inset wash hand basin with a chrome mixer tap and useful storage beneath. Also having an inset Kohler spa bath with a chrome mixer tap and having a separate shower enclosure with a fitted rain head shower and a glazed screen/door.

Bedroom 5

19'7 x 13' (6.0m x 4.0m)

Having Velux roof windows, recessed lighting, central heating radiator, TV/aerial and telephone point and deep skirtings. To one wall, sliding doors open to a walk-in wardrobe with recessed lighting and shelving.

Study/Bedroom 6

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Exterior and Gardens

To the front, the property is approached via double electrically operated wrought iron gates, which open to a block paved driveway leading to the detached double garage and front entrance door. The drive provides parking for several vehicles and is bordered by raised stone planters and mature box hedging. Also having the benefit of external lighting, power points and a security system including CCTV system.

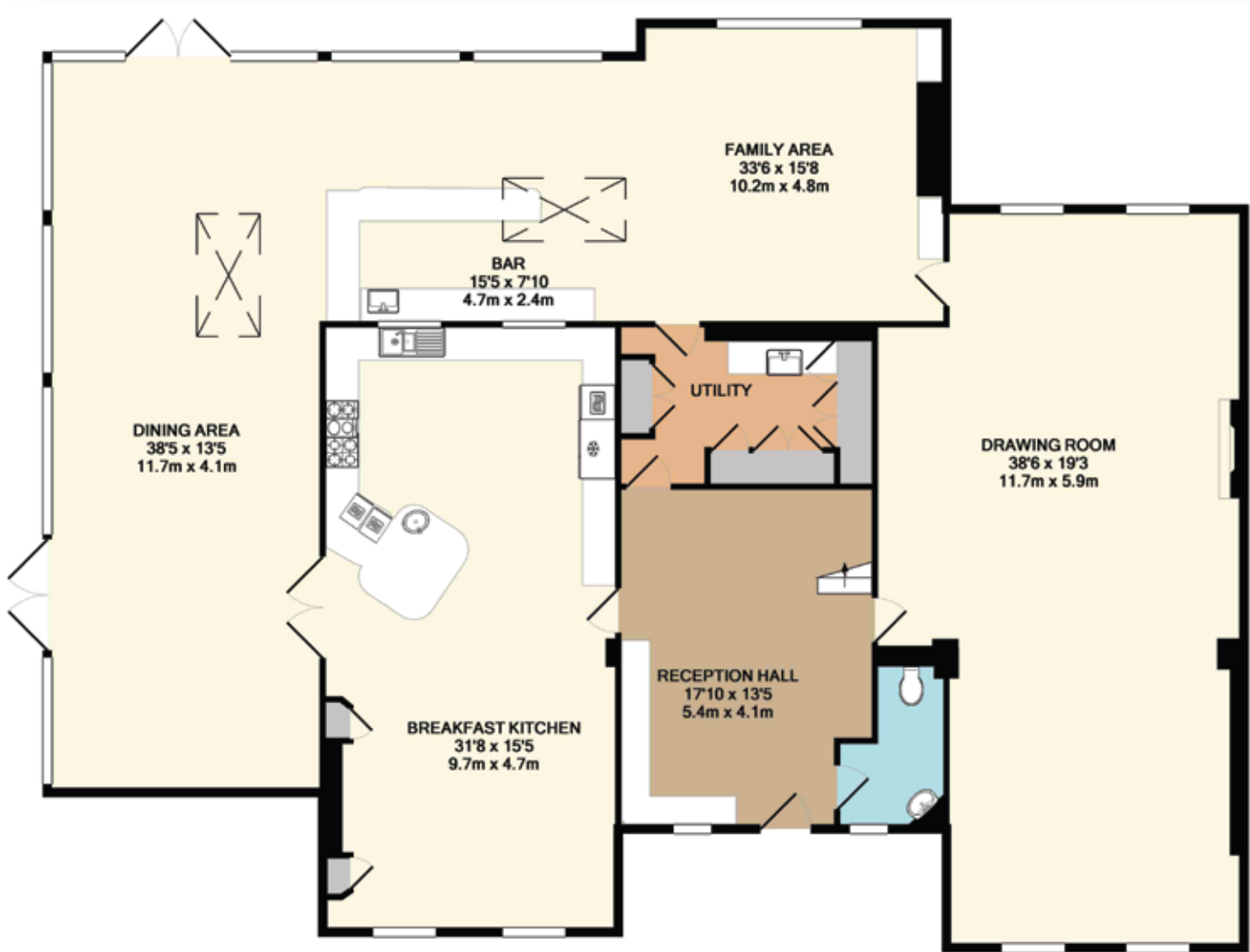
Double Garage

Having an electrically operated up-and-over door, fluorescent lighting and power.

A full height gate opens to the side of the property where there are pleasant landscaped gardens with an Indian stone patio, barbecue and seating area, stone planters, ornamental lighting and a selection of ornamental shrubs and trees. The gardens meander to the rear of the house and beyond with direct access to the entertainment suite and to neatly shaped and level lawns, a small circular seating terrace area with box hedging, stone walling and flower borders.

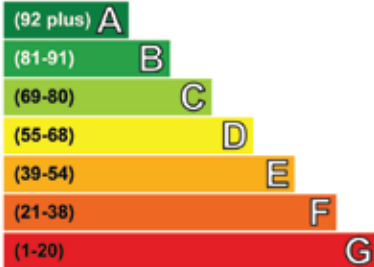
To the other side of the house is a useful natural stone open storage area and a garden store. The entire gardens are enclosed with mature hedging and ornamental trees providing privacy and security to this magnificent family home.





Energy Efficiency Rating

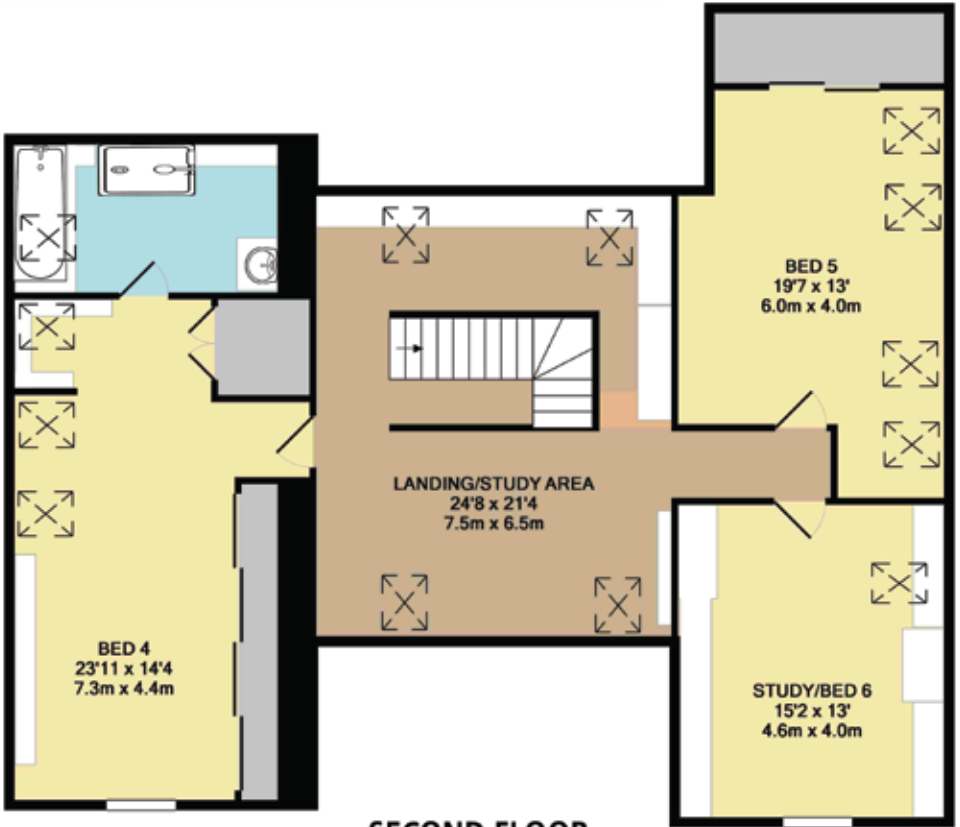
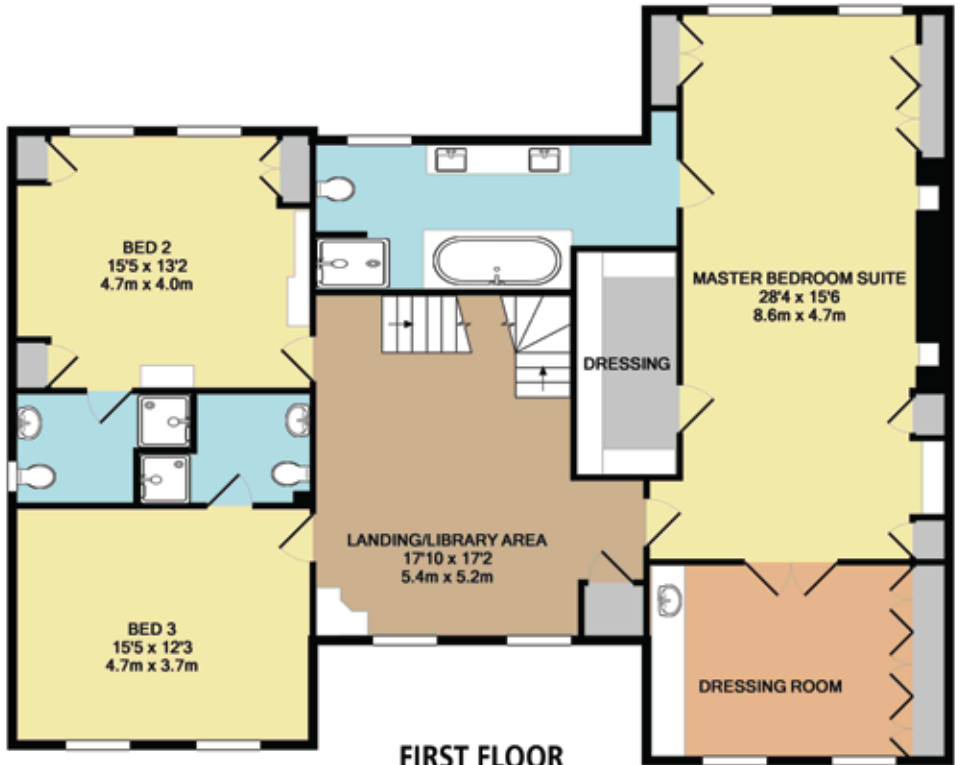
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
80	83

Note
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 condition.



Exterior and Gardens

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Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk



Darcy House

10 Blue Ridge Close, Dore, Sheffield,
South Yorkshire S17 3JU

Offers in the Region of £1,395,000