



123 Dore Road
Dore, Sheffield, South Yorkshire





A Substantial Residence Situated on
One of Sheffield's Most Desirable Roads





Welcome to 123 Dore Road

A unique opportunity has arisen to acquire this substantial detached residence, built in 2006 and situated in a commanding position on one of Sheffield's most sought-after and desirable roads.

This beautiful property is located in Dore, Sheffield and offers generously proportioned living accommodation over three floors, including a fabulous bespoke oak staircase, large breakfast kitchen, spacious drawing room and garden room and having an excellent self-contained annexe, which would be ideal for a dependant relative or teenagers' suite.

This beautifully presented house with its meticulously designed interior also benefits from under floor heating, integral triple garaging, secure gated entrance and six generously proportioned double bedrooms with en-suite bathrooms.

123 Dore Road is within walking distance to the attractive village of Dore with a host of local amenities, restaurants, bars, cafe's, shops and good schooling. This family home is within a short rail commute to Manchester and within easy reach of Sheffield's city centre, the M1 motorway network and the majestic Peak District National Park.

The property briefly comprises on the ground floor: Entrance vestibule, entrance hall, WC, cloakroom, drawing room, sitting room, formal dining room, dining kitchen, inner hallway, garden room, storage room, WC, shower room and sauna, utility room, annexe entrance hall, WC and triple garaging.

On the first floor: Landing, master bedroom, balcony, master en-suite, master walk-in wardrobe, bedroom 2, bedroom 2 walk-in wardrobe, bedroom 2 en-suite, bedroom 3 and bedroom 3 en-suite. (Annexe) landing, storage room, lounge/kitchen, kitchen area, lounge area, bedroom 4 and bedroom 4 en-suite.

On the second floor: Landing, bedroom 5, bedroom 5 walk-in wardrobe, bedroom 5 en-suite, bedroom 6 and bedroom 6 en-suite.

Ground Floor

Double heavy oak doors with decorative glazed panels open to the:

Entrance Hallway

A grand entrance hall provides a striking first impression to the property. Having a front facing UPVC double glazed window, recessed lighting, oak wainscot panelling and tiled flooring with underfloor heating. Doors open to the drawing room, dining kitchen, formal dining room, cloakroom, WC and an inner hallway.

WC

Being fully tiled and having a front facing UPVC double glazed obscured window, recessed lighting and underfloor heating. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap.

Cloakroom

Having a flush light point and tiled flooring with underfloor heating.

Drawing Room

26'8 x 16'5 (8.1m x 5.0m)

A formal drawing room with a front facing UPVC double glazed bay window, recessed lighting, pendant light points, TV/aerial point, deep skirtings and underfloor heating. The focal point of the room is the coal effect gas fire with a marble mantel, surround and hearth. Oak bi-fold doors open to the:

Sitting Room

19'2 x 18'4 (5.8m x 5.6m)

Having rear facing UPVC double glazed windows, recessed lighting, pendant light points, wall mounted light points, TV/aerial points, telephone point, deep skirtings and underfloor heating. The focal point of the room is the open dog grate fireplace with a sandstone mantel, surround and hearth. Double UPVC doors with double glazed panels open to the rear gardens.

Formal Dining Room

24'5 x 8'10 (7.4m x 2.7m)

Having rear facing UPVC double glazed windows, recessed lighting, deep skirtings and tiled flooring with underfloor heating. Double UPVC doors with double glazed panels open to the rear gardens.

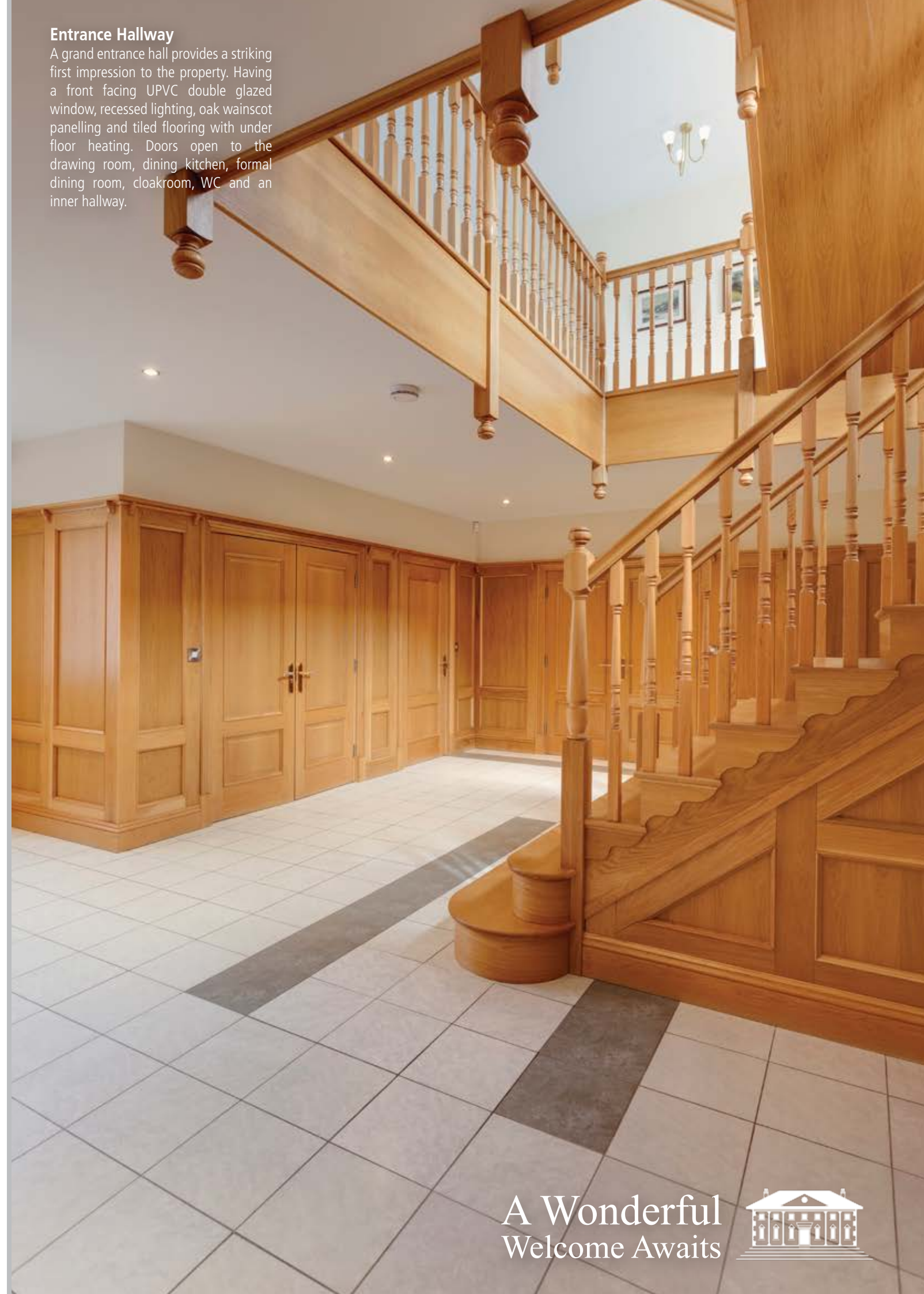
Kitchen Area

19'9 x 14'5 (6.0m x 4.4m)

Having a side facing UPVC double glazed obscured window, recessed lighting, TV/aerial point, telephone point, deep skirtings and tiled flooring with underfloor heating. There's a range of fitted base/wall and drawer units incorporating glazed display cabinets, wine rack, granite work surfaces, tiled splash backs and an inset 1.5 bowl sink with a chrome mixer and spray tap. The work surface extends to provide breakfast seating for several chairs and a fitted dining table also providing seating for several chairs. Appliances include an Indesit range cooker with an eight-ring gas hob, two ovens, grill and a plate-warming drawer. Also containing an extractor hood, Baumatic coffee machine, Baumatic microwave, integrated Smeg dishwasher and a Baumatic American style fridge/freezer.

Entrance Hallway

A grand entrance hall provides a striking first impression to the property. Having a front facing UPVC double glazed window, recessed lighting, oak wainscot panelling and tiled flooring with under floor heating. Doors open to the drawing room, dining kitchen, formal dining room, cloakroom, WC and an inner hallway.



A Wonderful
Welcome Awaits



Kitchen Area

19'9 x 14'5 (6.0m x 4.4m)

Having a side facing UPVC double glazed obscured window, recessed lighting, TV/aerial point, telephone point, deep skirtings and tiled flooring with underfloor heating. There's a range of fitted base/wall and drawer units incorporating glazed display cabinets, wine rack, granite work surfaces, tiled splash backs and an inset 1.5 bowl sink with a chrome mixer and spray tap. The work surface extends to provide breakfast seating for several chairs and a fitted dining table also providing seating for several chairs. Appliances include an Indesit range cooker with an eight-ring gas hob, two ovens, grill and a plate-warming drawer. Also containing an extractor hood, Baumatic coffee machine, Baumatic microwave, integrated Smeg dishwasher and a Baumatic American style fridge/freezer.



Dining Area

13'5 x 12'9 (4.1m x 3.9m)

Having a UPVC double glazed sky light, recessed lighting, TV/aerial point, deep skirtings and tiled flooring with underfloor heating. Double UPVC doors with double glazed panels open to the rear gardens.



The Heart of the Home is the
Light & Spacious Dining Kitchen



Formal Dining Room

24'5 x 8'10 (7.4m x 2.7m)

Having rear facing UPVC double glazed windows, recessed lighting, deep skirtings and tiled flooring with underfloor heating. Double UPVC doors with double glazed panels open to the rear gardens.



A Spacious Dining Room
Overlooking the Rear Garden





Drawing Room
26'8 x 16'5 (8.1m x 5.0m)

A formal dining room with a front facing UPVC double glazed bay window, recessed lighting, pendant light points, TV/aerial point, deep skirtings and underfloor heating. The focal point of the room is the coal effect gas fire with a marble mantel, surround and hearth. Oak bi-fold doors open to the sitting room.

An Elegant Drawing Room
of Grand Proportions



Sitting Room

19'2 x 18'4 (5.8m x 5.6m)

Having rear facing UPVC double glazed windows, recessed lighting, pendant light points, wall mounted light points, TV/aerial points, telephone point, deep skirtings and underfloor heating. The focal point of the room is the open dog grate fireplace with a sandstone mantel, surround and hearth. Double UPVC doors with double glazed panels open to the rear gardens.





Garden Room
24'9 x 19'8 (7.5m x 6.0m)

A light and spacious garden room with side facing UPVC double glazed windows and three sets of double UPVC doors with double glazed panels opening to the rear gardens. Having recessed lighting, telephone point, deep skirtings and underfloor heating. Also having the provision for a wall mounted television with a TV/aerial point.

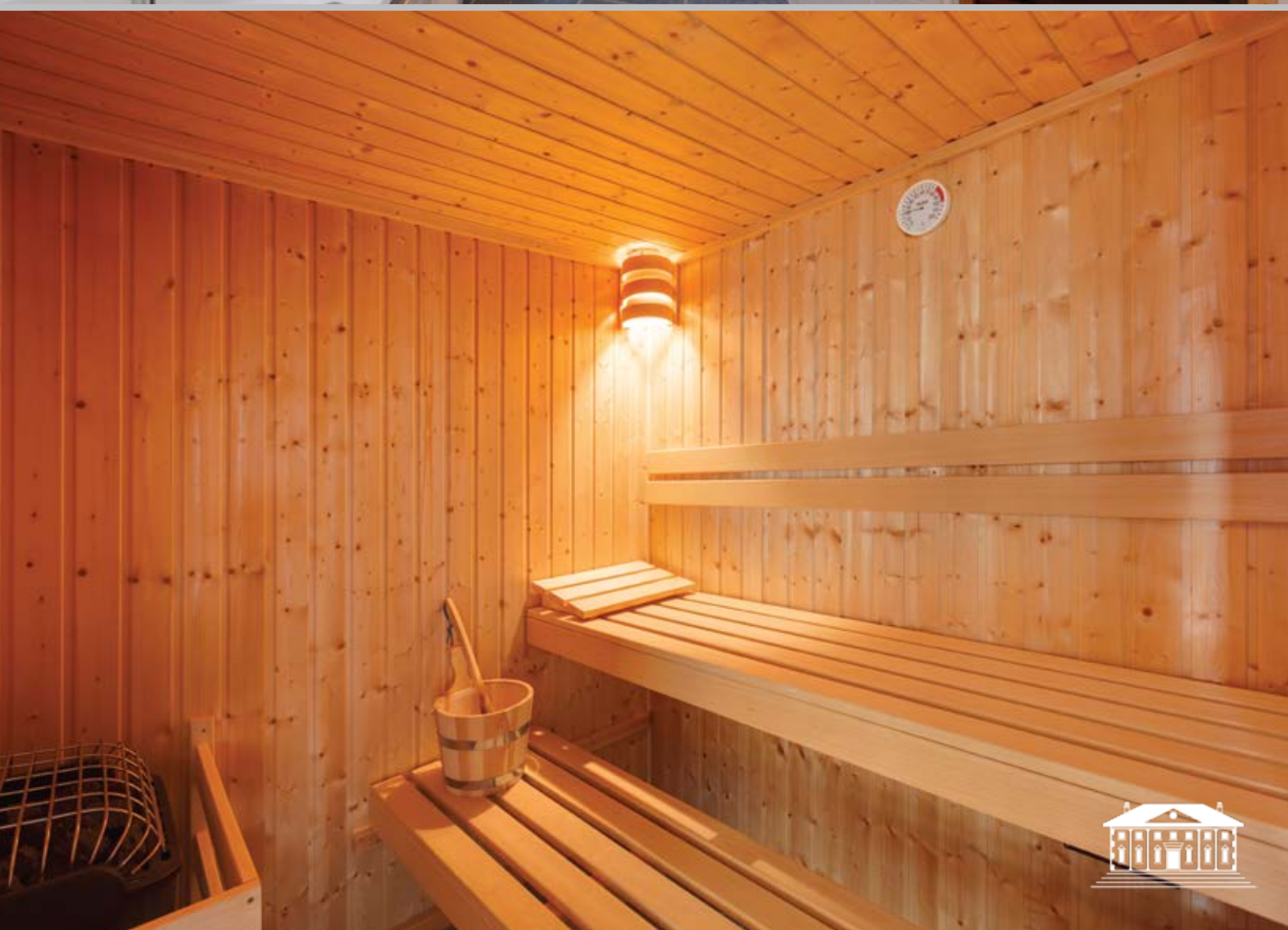
A Fabulous Room for
Entertaining Family & Friends





Shower Room and Sauna

Being fully tiled and having a flush light point, extractor fan, chrome heated towel rail and underfloor heating. To one corner, there's a spa shower enclosure with a rain head shower, fitted shower, body jets, steam control, FM radio and a glazed screen/door. To another corner, there's a coal fired Finnish sauna.



WC

Being fully tiled and having a side facing UPVC double glazed obscured window, flush light point and underfloor heating. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap.





A Grand Entrance Hall with a
Fabulous Oak Staircase





Having a Self-contained Annexe, ideal for a Dependant Relative or a Teenagers’ Suite

Dining Area

13’5 x 12’9 (4.1m x 3.9m)
Having a UPVC double glazed sky light, recessed lighting, TV/aerial point, deep skirtings and tiled flooring with underfloor heating. Double UPVC doors with double glazed panels open to the rear gardens.

Double oak doors open to a:

Inner Hallway

Having recessed lighting and tiled flooring with underfloor heating. Doors open to a storage room, WC and shower room/sauna. A wide opening gives access to the:

Garden Room

24’9 x 19’8 (7.5m x 6.0m)
A light and spacious garden room with side facing UPVC double glazed windows and three sets of double UPVC doors with double glazed panels opening to the rear gardens. Having recessed lighting, telephone point, deep skirtings and underfloor heating. Also having the provision for a wall mounted television with a TV/aerial point.

Storage Room

Having a flush light point, deep skirtings and tiled flooring with underfloor heating.

WC

Being fully tiled and having a side facing UPVC double glazed obscured window, flush light point and underfloor heating. There’s a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap.

Shower Room and Sauna

Being fully tiled and having a flush light point, extractor fan, chrome heated towel rail and underfloor heating. To one corner, there’s a spa shower enclosure with a rain head shower, fitted shower, body jets, steam control, FM radio and a glazed screen/door. To another corner, there’s a coal fired Finnish sauna.

From the dining kitchen, an oak door opens to the:

Utility Room

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan and tiled flooring with underfloor heating. There’s a range of fitted base/wall and drawer units with matching work surfaces, tiled splash backs and an inset 1.5 bowl Franke stainless steel sink with a chrome mixer tap. Appliances include an integrated fridge/freezer and there’s the provision for an automatic washing machine and tumble dryer. An oak door opens to the:

Annexe Entrance Hall

Being accessed by a heavy oak door with a decorative panel as well as from the main property, making it ideal to be used as a self-contained annexe for a dependant relative or as a teenagers’ suite. Having recessed lighting, partially tiled walls, deep skirtings and tiled flooring with underfloor heating. Doors open to the entrance hall, utility room, WC and triple garaging.

WC

Being fully tiled and having a flush light point, extractor fan, underfloor heating and a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap.

Triple Garage

32’ x 18’8 (9.8m x 5.7m)
Housing the Vaillant boilers and Ariston hot water cylinder. With up-and-over electric doors, strip lighting and power. Also having a fitted base unit with a matching work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap.

From the inner hallway, an impressive staircase with oak balustrading rises to the:

First Floor (Annexe)

Landing

18’8 x 6’7 (5.7m x 2.0m)
Having two Velux roof windows, flush light points, deep skirtings and tiled flooring with underfloor heating. Doors open to the lounge/kitchen, storage room and main first floor landing. Access can also be gained to a useful loft space.

Storage Room

Having a flush light point, deep skirtings, tiled flooring with underfloor heating and a range of fitted furniture incorporating shelving.

Lounge/Kitchen

19’11 x 18’8 (6.1m x 5.7m)
A fabulous light and spacious open plan living area.

Kitchen Area

Having two Velux roof windows, flush light points, deep skirtings and tiled flooring with under floor heating. There’s a range of fitted base/wall and drawer units with matching work surfaces, tiled splash backs and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The work surface extends to provide breakfast seating for several chairs. Appliances include a four-ring gas hob with extractor hood over, Baumatic fan assisted oven, integrated Baumatic dishwasher, integrated fridge, integrated freezer and having an automatic washing machine.

Lounge Area

Having side facing UPVC double glazed windows, TV/aerial point, deep skirtings and tiled flooring with underfloor heating.

Bedroom 4

14’9 x 9’11 (4.5m x 3.0m)
A generously sized double bedroom, with a side facing UPVC double glazed window, pendant light point, deep skirtings and tiled flooring with underfloor heating.

Bedroom 4 En-Suite

Being fully tiled and having a Velux roof window, flush light point, extractor fan and a heated towel rail. There’s a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. Also having a separate shower enclosure with a fitted shower.



Master Bedroom 22'7 x 14'9 (6.9m x 4.5m)

A large double bedroom, with a rear facing UPVC double glazed window, flush light points, provision for a wall mounted television, telephone point, deep skirtings and tiled flooring with underfloor heating. To one corner, there's a range of fitted furniture incorporating short/long hanging, shelving, drawers and a vanity table. Double UPVC doors with double glazed panels open to a balcony.



Bedroom 2 14'5 x 13'2 (4.4m x 4.0m)

Currently being used as a dressing room and having a front facing UPVC double glazed window, flush light points, deep skirtings and tiled flooring with underfloor heating. There's a range of fitted furniture incorporating short/long hanging, shelving, drawers and a vanity table. A door opens to the master walk-in wardrobe.



Master En-Suite

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, tiled walls, chrome heated towel rail and Amtico flooring with underfloor heating. There's a suite in white, which comprises of a low-level WC, his and hers wash hand basins with traditional taps and a panelled bath with a chrome mixer tap and an additional hand shower facility. To one corner, there's a separate shower enclosure with a fitted rain head shower and an additional hand shower facility.



Bedroom 2 En-Suite

Having a side facing UPVC double glazed obscured window, flush light point, recessed light point, extractor fan, tiled walls, chrome heated towel rail and Amtico flooring with underfloor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there's a walk-in shower enclosure with a fitted shower.



Balcony

A balcony with lovely views over the rear garden having ample space for outdoor seating. Also having wrought iron railings, exterior lighting, a stone flagged terrace and access can be gained to the master bedroom and bedroom 3.





Landing
Having front and rear facing UPVC double glazed windows, flush light points, deep skirtings and tiled flooring with underfloor heating. Doors open to the master bedroom, bedroom 2, bedroom 3 and the annexe landing.



Bedroom 3
21'1 x 14'4 (6.4m x 4.4m)
Another large double bedroom, with a rear facing UPVC double glazed window, flush light points, TV/aerial point, deep skirtings and tiled flooring with underfloor heating. Double UPVC doors with double glazed panels open to the balcony.

123 Dore Road



A Substantial Family Residence Providing Extensive Luxury and Versatile Accommodation

From the entrance hall, a staircase with oak balustrading and a useful under stairs storage cupboard rises to the:

First Floor

Landing
Having front and rear facing UPVC double glazed windows, flush light points, deep skirtings and tiled flooring with underfloor heating. Doors open to the master bedroom, bedroom 2, bedroom 3 and the annexe landing.

Master Bedroom
22'7 x 14'9 (6.9m x 4.5m)
A large double bedroom, with a rear facing UPVC double glazed window, flush light points, provision for a wall mounted television, telephone point, deep skirtings and tiled flooring with underfloor heating. To one corner, there's a range of fitted furniture incorporating short/long hanging, shelving, drawers and a vanity table. Double UPVC doors with double glazed panels open to the:

Balcony
A balcony with lovely views over the rear garden having ample space for outdoor seating. Also having wrought iron railings, exterior lighting, a stone flagged terrace and access can be gained to the master bedroom and bedroom 3.

Master En-Suite
Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, tiled walls, chrome heated towel rail and Amtico flooring with underfloor heating. There's a suite in white, which comprises of a low-level WC, his and hers wash hand basins with traditional taps and a panelled bath with a chrome mixer tap and an additional hand shower facility. To one corner, there's a separate shower enclosure with a fitted rain head shower and an additional hand shower facility.

Master Walk-in Wardrobe
Having a flush light point, deep skirtings and tiled flooring with underfloor heating. There's a range of fitted furniture incorporating short hanging, shelving, drawers and a shoe rack.

Bedroom 2
14'5 x 13'2 (4.4m x 4.0m)
Currently being used as a dressing room and having a front facing UPVC double glazed window, flush light points, deep skirtings and tiled flooring with underfloor heating. There's a range of fitted furniture incorporating short/long hanging, shelving, drawers and a vanity table. A door opens to the master walk-in wardrobe.

Bedroom 2 En-Suite
Having a side facing UPVC double glazed obscured window, flush light point, recessed light point, extractor fan, tiled walls, chrome heated towel rail and Amtico flooring with underfloor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there's a walk-in shower enclosure with a fitted shower.

Bedroom 3
21'1 x 14'4 (6.4m x 4.4m)
Another large double bedroom, with a rear facing UPVC double glazed

window, flush light points, TV/aerial point, deep skirtings and tiled flooring with under floor heating. Double UPVC doors with double glazed panels open to the balcony.

Bedroom 3 Walk-in Wardrobe
Having a flush light point, deep skirtings and tiled flooring with under-floor heating. There's a range of fitted furniture incorporating short/long hanging, shelving and drawers.

Bedroom 3 En-Suite
Being fully tiled and having a side facing UPVC double glazed obscured window, flush light point, recessed light point, extractor fan, chrome heated towel rail and underfloor heating. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a

chrome mixer tap. To one corner, there's a walk-in shower enclosure with a fitted rain head shower and an additional hand shower facility.

From the first floor landing, the oak staircase rises to the:

Second Floor

Landing
Having a Velux roof window, pendant light point and doors opening to bedroom 5 and bedroom 6.

Bedroom 5
17'9 x 16'3 (5.4m x 4.9m)
Having front and rear facing UPVC double glazed windows, flush light points, TV/aerial point, deep skirtings and underfloor heating.

Bedroom 5 Walk-in Wardrobe
Having a flush light point, deep skirtings and underfloor heating. There's a range of fitted furniture incorporating short/long hanging, shelving and drawers.

Bedroom 5 En-Suite
Having a Velux roof window, flush light point, extractor fan, tiled walls, heated towel rail and Amtico flooring with underfloor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 6
16'8 x 16'3 (5.1m x 4.9m)
Having front and rear facing UPVC double glazed windows, flush light points, telephone point, TV/aerial point, deep skirtings and underfloor heating.

Bedroom 6 Walk-in Wardrobe
Having a flush light point, deep skirtings, underfloor heating and a range of fitted furniture incorporating short/long hanging and shelving.

Bedroom 6 En-Suite
Having a Velux roof window, flush light point, extractor fan, tiled walls, heated towel rail and Amtico flooring with underfloor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen/door.



Lounge/Kitchen
19'11 x 18'8 (6.1m 5.7m)
A fabulous light and spacious open plan living area.

Kitchen Area
Having two Velux roof windows, flush light points, deep skirtings and tiled flooring with underfloor heating. There's a range of fitted base/wall and drawer units with matching work surfaces, tiled splash backs and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The work surface extends to provide breakfast seating for several chairs. Appliances include a four-ring gas hob with extractor hood over, Baumatic fan assisted oven, integrated Baumatic dishwasher, integrated fridge, integrated freezer and having an automatic washing machine.



Lounge Area
Having side facing UPVC double glazed windows, TV/aerial point, deep skirtings and tiled flooring with underfloor heating.



Bedroom 4 En-Suite
Being fully tiled and having a Velux roof window, flush light point, extractor fan and a heated towel rail. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. Also having a separate shower enclosure with a fitted shower.



Bedroom 4
14'9 x 9'11 (4.5m x 3.0m)
A generously sized double bedroom, with a side facing UPVC double glazed window, pendant light point, deep skirtings and tiled flooring with underfloor heating.



Bedroom 4 En-Suite





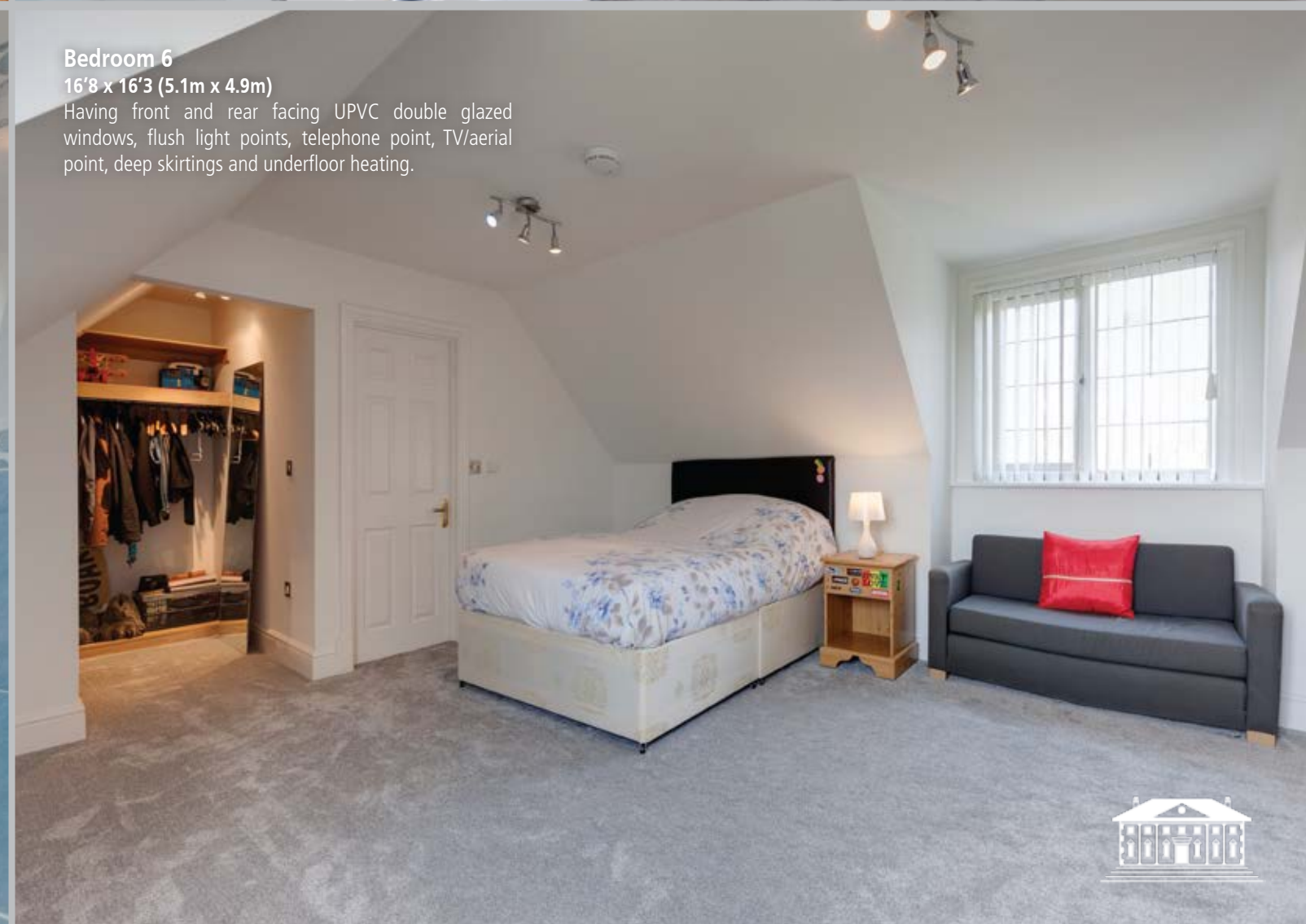
Bedroom 5
17'9 x 16'3 (5.4m x 4.9m)
Having front and rear facing UPVC double glazed windows, flush light points, TV/aerial point, deep skirtings and underfloor heating.



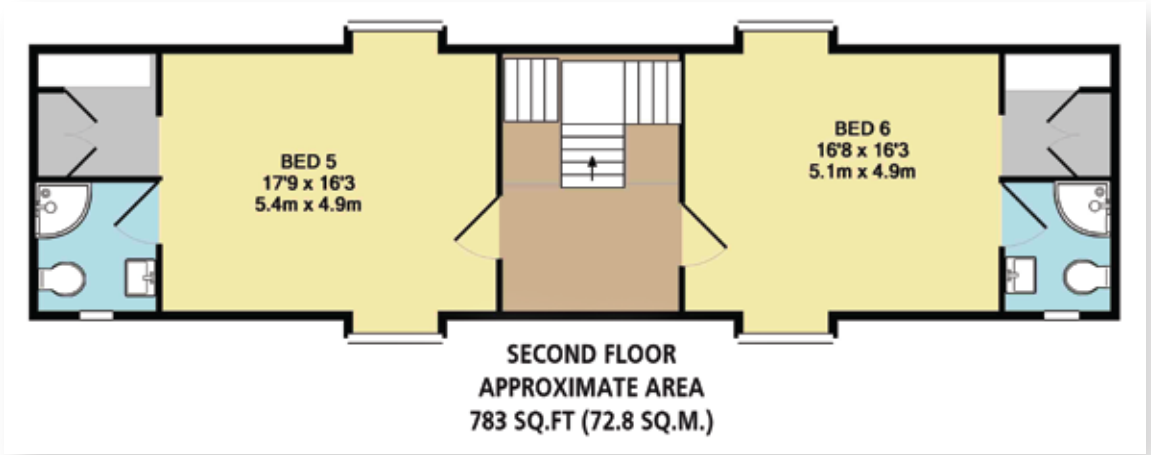
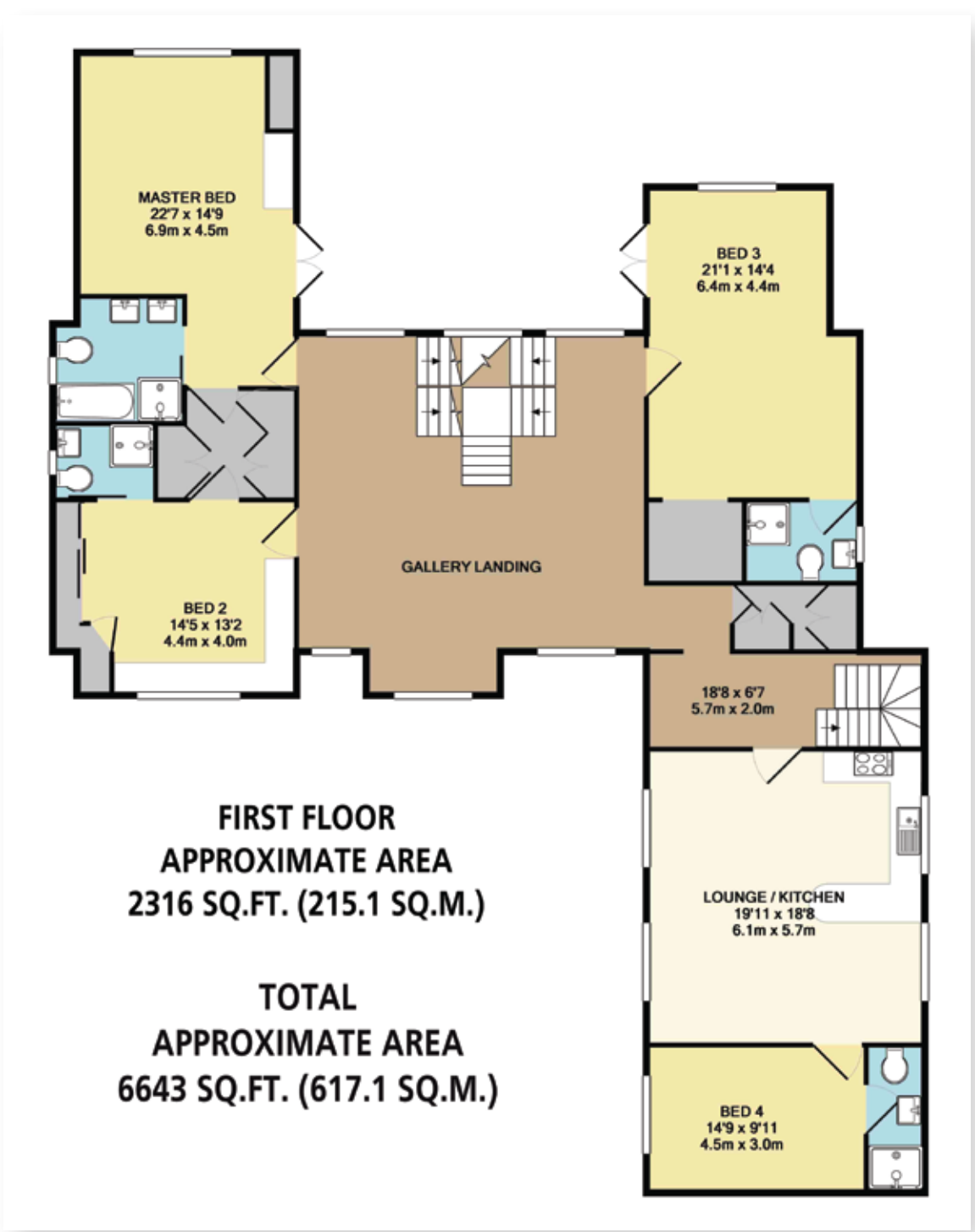
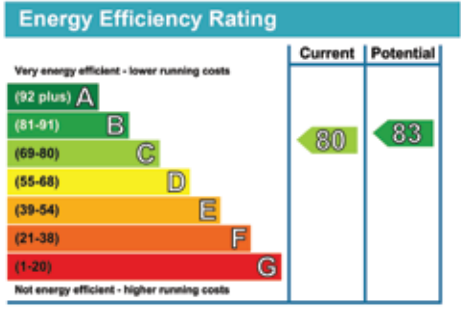
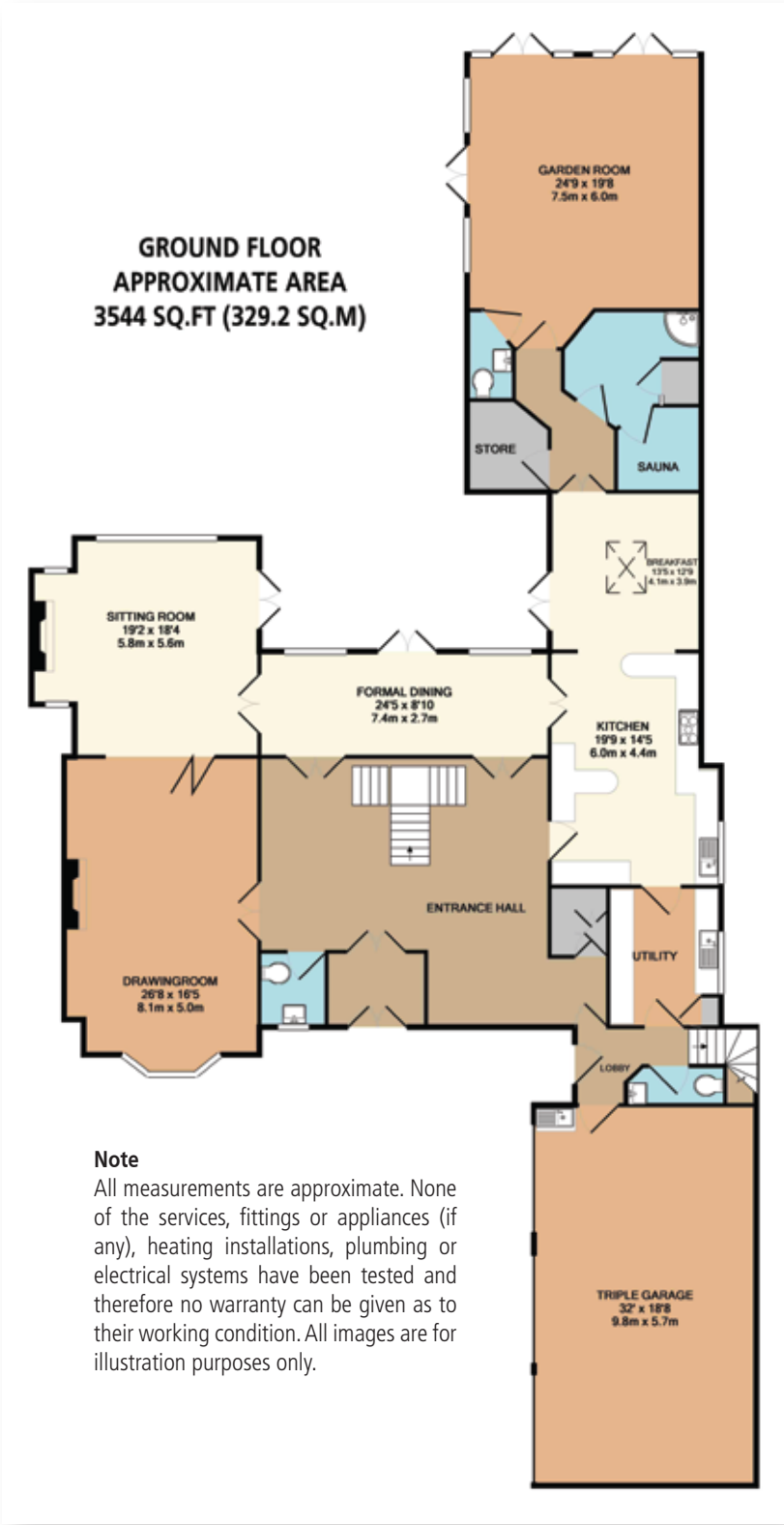
Bedroom 6 En-Suite
Having a Velux roof window, flush light point, extractor fan, tiled walls, heated towel rail and Amtico flooring with underfloor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen/door.



Bedroom 5 En-Suite
Having a Velux roof window, flush light point, extractor fan, tiled walls, heated towel rail and Amtico flooring with underfloor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen/door.



Bedroom 6
16'8 x 16'3 (5.1m x 4.9m)
Having front and rear facing UPVC double glazed windows, flush light points, telephone point, TV/aerial point, deep skirtings and underfloor heating.





Exterior and Gardens

The property sits well back from Dore Road behind wrought iron railings and electrically operated wrought iron gates, which open to give access to the driveway with exterior lighting and parking for several vehicles. Access can be gained to the triple garaging, main entrance door and side entrance door. To the front of the property is a garden being mainly laid to lawn with mature trees, shrubs and planted borders.

Access can be gained to one side of the property where a path gives access to the rear of the property.

To the rear, there's a large stone flagged seating terrace with exterior lighting, water tap and access can be gained to the dining kitchen, formal dining room, sitting room and garden room. Also having a large garden being mainly laid to lawn with mature trees/shrubs and being fully enclosed by stone walling and mature hedging. Stone steps rise to a further stone flagged seating terrace with exterior lighting and access can be gained to the garden room.

Occupying an Envidable Position
with a South Facing Garden





An Extensive Family Home Offering
Privacy, Security & Exclusivity



Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk

Tenure: Freehold



123 Dore Road

Dore,

Sheffield, S17 3NF

Offers in the Region of £1,795,000