



Plot 2 Whirlow Grange Close
Whirlow
Sheffield
S11 9SY





- Large New Executive 6 Bedroom 5 Bathroom Family Home
- Stunning Bespoke Accommodation
- Attractive Landscaped Grounds
- Short Walk of Open Countryside
- Viewing: Banner Cross Office
- In Excess of 4,500 Square Feet
- Immediate Vacant Possession Available
- First Class Catchment for Schools
- EPC Exempt



In Sheffield's most exclusive South West suburb on a very small exclusive development, a spectacular stone built large six bedroom, five bathroom executive family residence in excess of 4,500 square feet. Offering stunning accommodation which has been thoughtfully planned and designed and beautifully fitted out for the discerning buyer. Large galleried entrance hall, cloakroom, living room, spectacular bespoke living kitchen opening to dining room and garden room, utility room. FF: four double bedrooms all with en-suite facilities. SF: two very large bedrooms and luxury shower room. Outside, extensive parking, large integral garaging and lovely southerly facing rear garden. Whirlow is in a first class catchment area for schools and other amenities and on the fringe of the open countryside of the Peak National Park.

The Accommodation Comprises

Double entrance doors opening to

Spectacular Reception Hall

With central feature oak staircase leading to a large galleried landing. Oak flooring.

Deep Understairs Storage Cupboard

Cloakroom

Low flush w.c., wash hand basin.

Living Room

Two front facing and one side facing window. Allowance for a fireplace.

Spectacular Living Kitchen

With high quality range of bespoke base and wall units. Large central island with Carrara marble worktop, further extensive run of Carrara marble worktops and splashbacks and Villeroy & Boch twin bowl sink unit set below a broad rear facing window. Siemens gas hob and extractor above. Twin Siemens electric ovens, tall Siemens larder fridge and separate Siemens freezer. Integrated drinks fridge and integrated dishwasher. Pantry unit with integrated Siemens microwave. Porcelain tiled floor and underfloor heating.

The room opening through to

Adjacent Dining Room

Wide opening into the

Spectacular Large Garden Room

With lantern rooflight, UPVC windows and double opening French windows leading out onto the entertaining terrace and garden.

Utility/Laundry Room

Matching range of wall and base units. Cupboards concealing twin Vaillant gas central heating boilers and the large pressurised Megaflow hot water storage tank. Rear facing window and rear entrance door.

First Floor

Feature Large Landing

With spectacular broad arched front facing window with attractive aspect.

Master Bedroom Suite

Comprising

Double Bedroom

Broad rear facing UPVC stone mullioned window.

Large En-Suite Dressing Room

Large En-Suite Bathroom

Beautifully fully Carrara marble tiling to the walls and floor. Villeroy & Boch suite with freestanding double ended bath, central wall mounted mixer tap, twin vanity units with Villeroy & Boch wall mounted wash basins with chrome mixer taps set over. Large walk-in wet/shower area with large raindance style shower head. Tall chrome central heating radiator/towel rail. Rear facing window.

Bedroom Suite Two

Large front facing double bedroom.

Luxury En-Suite Bathroom

With Villeroy & Boch suite and separate shower cubicle. Beautifully fully tiled, side and rear window and chrome central heated towel rail.

Bedroom Suite Three

Rear facing double bedroom with twin windows.

En-Suite Shower Room

With fully suite and beautifully tiled. UPVC double glazed window and tall chrome central heating radiator/towel rail.

Bedroom Suite Four

Front facing double bedroom with two windows.

Luxury En-Suite Shower Room

With full suite.

Feature central oak spindled staircase leading to the

Second Floor Landing

Bedroom Five

Large double bedroom with front and side facing windows.

Bedroom Six

Further large double bedroom with front and side windows.

Luxury Shower Room

Villeroy & Boch suite, wall mounted wash hand basin and concealed low flush w.c. Large walk in tiled feature shower enclosure. Beautifully tiled and colour co-ordinating. Front rooflight and tall chrome central heating radiator/towel rail.

Outside

To the front extensive block paved driveway providing turning and parking for several cars, lawned front garden and dry stone walling to the boundary. Natural stone flagged pathways to

either side to the rear and extensive patio/entertaining terrace and good sized lawned garden leading off. Mature shrubs and trees to the boundary and southerly facing.

Integral Double Garage

Fixtures and Fittings

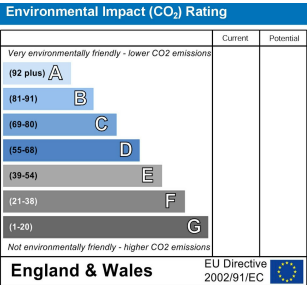
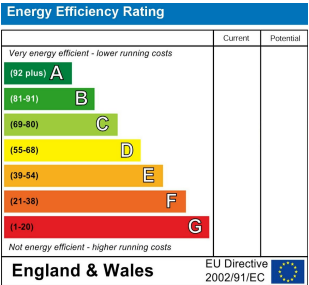
All newly fitted carpets are included.

Valuer/Negotiator

James Mee/Sarah McDonagh

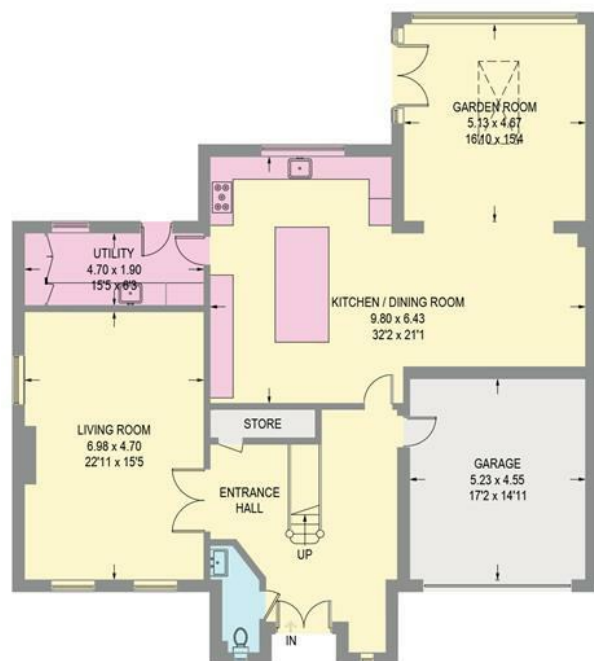
Viewing

Strictly by appointment through our Banner Cross office on 0114 2683241

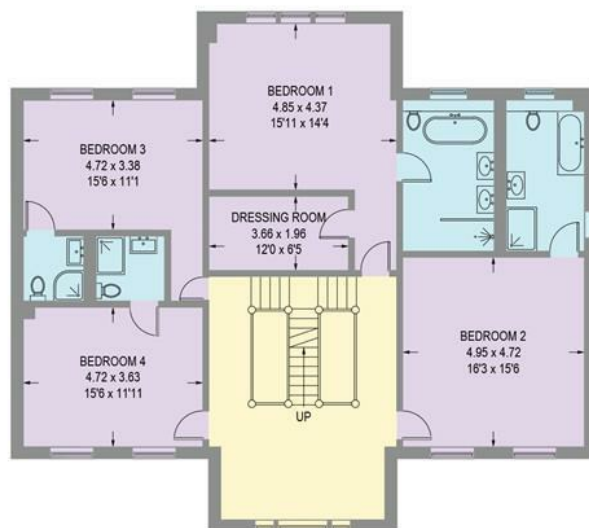


2 WHIRLOW GRANGE CLOSE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM) = 404.9 SQ M / 4359 SQ FT
REDUCED HEADROOM = 20 SQ M / 215 SQ FT
TOTAL = 424.9 SQ M / 4574 SQ FT

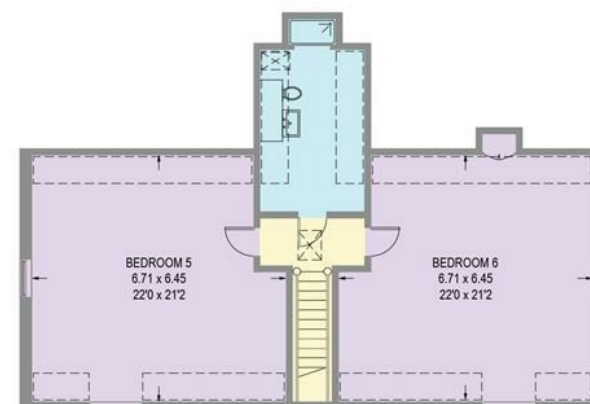


GROUND FLOOR (INCLUDING GARAGE)
175.5 SQ M / 1889 SQ FT



FIRST FLOOR = 145.9 SQ M / 1571 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0"



SECOND FLOOR = 103.5 SQ M / 1114 SQ FT
(INCLUDING REDUCED HEADROOM)

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

