

A three-story stone house with a grey tiled roof. The house features a central gable with a dormer window, flanked by two smaller gables. The main body of the house has a large central window and two smaller windows on either side. The ground floor has a central arched doorway and two large bay windows with white frames. To the right is a double garage with white doors. The house is surrounded by a paved driveway and green lawns, with trees in the background.

Beech House Whirlow Grange Close
Whirlow
Sheffield
S11 9SY

Saxton Mee

Beech House Whirlow Grange Close, Whirlow, Sheffield S11 9SY

In Sheffield's most exclusive suburb on a very small development a spectacular stone built six bedroom, four bathroom executive family residence with accommodation of approximately 3800 sq.ft.

Offering stunning accommodation which has been thoughtfully planned and designed and exclusively fitted out for the discerning buyer. Entrance hall, cloakroom, large through living room, spectacular living kitchen opening through to a dining area, utility room and a stunning large garden/family room. On the first floor: two superb bedroom suites with en-suite dressing rooms and en-suite bathrooms, two further bedrooms. Second floor: two large double bedrooms and luxury shower room. Outside: extensive parking, integral double garage and lovely southerly facing rear garden with large terrace.

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.

- Large New Executive Six Bedroom/Four Bathroom Family Home
- Stunning Bespoke Accommodation
- Attractive Landscaped Grounds
- Short Walk of Open Countryside
- Approximately 3800 sq.ft.
- Immediate Vacant Possession Available
- First Class Catchment Area for Schools
- Viewing: Banner Cross Office

The Accommodation Comprises

Reception Hall

Magnificent feature oak staircase looking up to the full height of the property.

Cloakroom

With low flush WC and wash hand basin.

Very Large Through Living Room

With front and rear facing windows. Allowance for a fireplace.

Dining Room

With front facing box bay window leading through to

Superb 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.

ADJACENT DINING AREA

Utility Room

Matching range of units.

Spectacular Large Garden/Family Room

Overlooking the garden and with French windows to terrace.

First Floor Feature Galleried Landing

Master Bedroom Suite

Front facing double bedroom.

En-Suite Walk-in Dressing Room

Luxury Bathroom

With Villeroy & Boch suite. Beautiful Carrara marble tiling. Twin wash hand basins, shower cubicle, WC and free standing bath.

Bedroom Suite Two

A large double bedroom.

Walk In En-Suite Dressing Room

Luxury En-Suite Shower Room

With Villeroy & Boch suite, twin vanity unit, low flush WC and walk in wet shower area. Beautifully Carrara marble tiling.

Bedroom Three

Rear facing double bedroom.

Bedroom Four

Front facing bedroom.

Family Bathroom

Beautifully half tiled with Carrara marble tiling. Villeroy & Boch suite with wash hand basin, WC, shower cubicle and free standing bath.

Second Floor Landing

Cylinder cupboard.

Bedroom Five

A large double bedroom with front and rear facing windows.

Bedroom Six

Large double bedroom with front, side and rear facing windows.

Shower Room

With Villeroy & Boch suite.

Outside

Impressive entrance, extensive block paved parking and turning area giving access to the

Integral Double Garage

Flagged pathways to either side of the property leading to the rear southerly facing garden with superb stone flagged patio/terrace. Central steps leading to a lawned garden and a beautiful old copper beech tree.

Fixtures and Fittings

All new fitted carpets are included.

Valuer

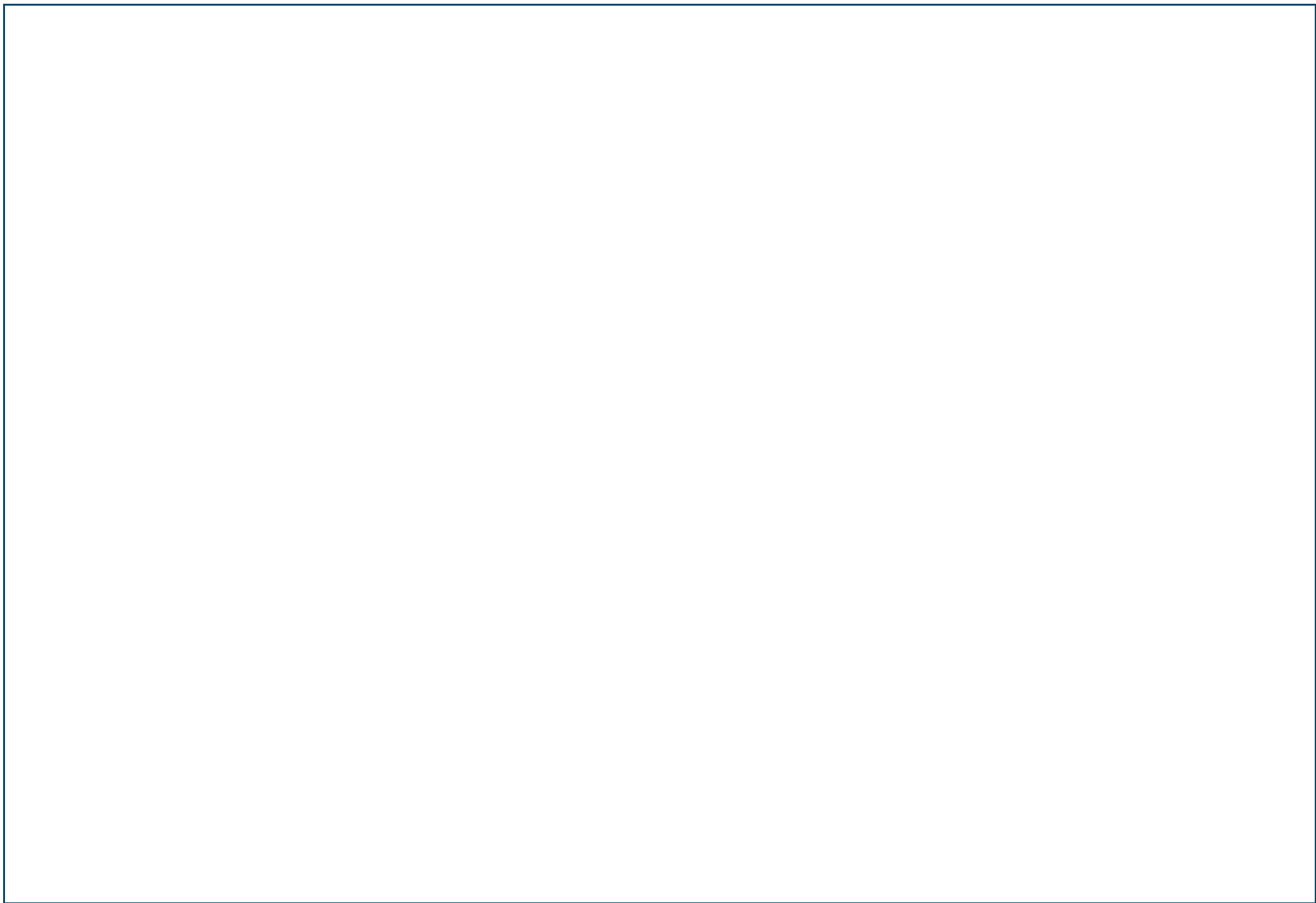
James Mee

Negotiator

Sarah McDonagh

Viewing

Strictly by appointment through the Banner Cross office.



BEECH HOUSE, WHIRLOW GRANGE CLOSE

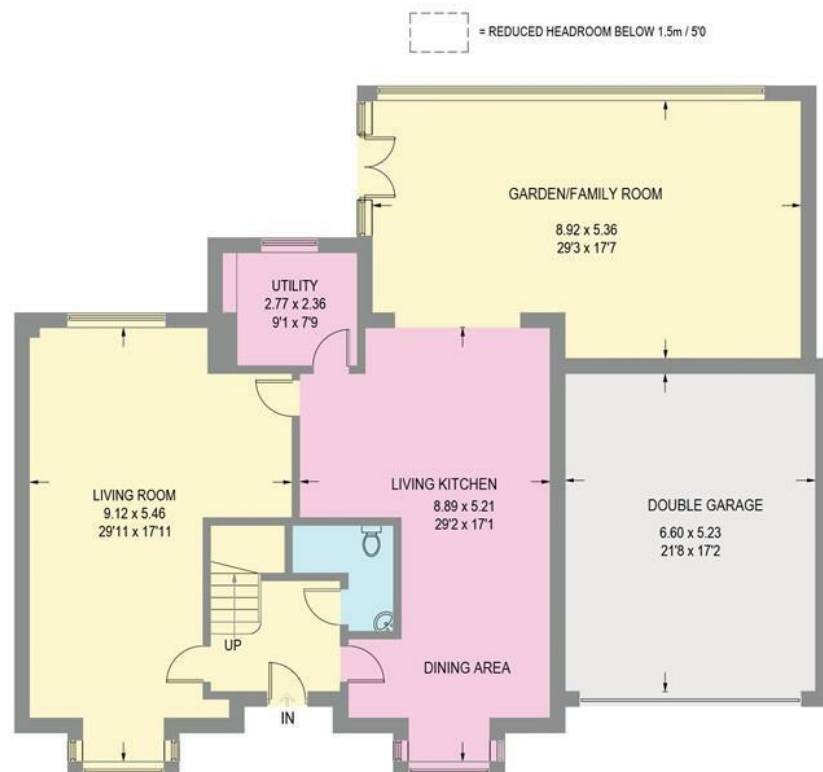
APPROXIMATE GROSS INTERNAL AREA = 309.2 SQ M / 3328 SQ FT

(EXCLUDING REDUCED HEADROOM / VOID)

REDUCED HEADROOM = 8.6 SQ M / 92 SQ FT

GARAGE = 34.3 SQ M / 369 SQ FT

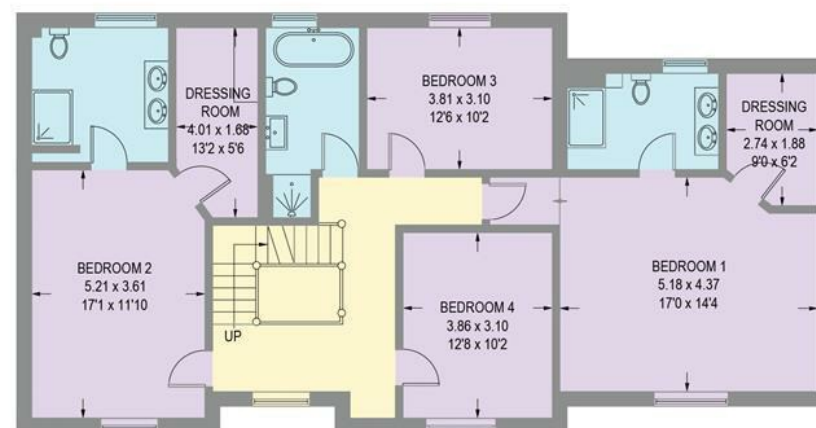
TOTAL = 352.1 SQ M / 3789 SQ FT



GROUND FLOOR (EXCLUDING GARAGE)
139.5 SQ M / 1501 SQ FT



SECOND FLOOR = 58.2 SQ M / 626 SQ FT
(EXCLUDING VOID / INCLUDING REDUCED HEADROOM)



FIRST FLOOR = 120.1 SQ M / 1293 SQ FT
(EXCLUDING VOID)

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

