



The Woodlands 9 Whirlow Park Road
Whirlow
Sheffield
S11 9NN

Saxton Mee



The Woodlands 9 Whirlow Park Road, Whirlow, Sheffield S11 9NN

On one of Sheffield's most prestigious roads, in this very exclusive suburb, a stunning, spectacular large 5 bedroom, 4 bathroom Executive family residence with accommodation of approximately 4,100 square feet.

Offering stunning accommodation which has been thoughtfully planned and designed on a superb large plot of 0.25 of an acre with private southerly aspect to the rear backing onto Ecclesall Woods. Broad reception hall with magnificent feature central oak staircase, cloakroom, TV room/study, utility room, large open plan living kitchen divided into 3 areas, superb bespoke kitchen with high quality range of appliances and granite worktops and central island, family area with oak floor and patio doors to a decked terrace and stunning aspect over the long south easterly facing rear garden, adjacent dining area with French windows to terrace. Large well proportioned sitting room with patio doors. FF: large galleried landing, large master bedroom suite with en-suite dressing room and luxury en-suite bathroom, guest bedroom suite 2 with feature vaulted ceiling and en-suite shower room, double bedroom 3 and family bathroom. SF: two superb large double bedrooms and Jack and Jill shower room. Outside electric entrance gates, good off-road parking, integral double garage and to the rear superb private long south easterly facing garden with large terrace.

Whirlow is in a first class catchment area for schools and other amenities, on the fringe of open countryside and the Peak National Park.

- Stunning Large Executive 5 Bedroom/4 Bathroom Family Home
- Built to a Very High Standard with Fantastic Layout of Accommodation
- Backing Onto Ecclesall Woods
- Very Large Master Bedroom Suite with En-Suite Dressing Room and Luxury En-Suite Bathroom
- Energy Rating TBC
- Built 12 years Ago
- On a Great South Easterly Facing Plot of Approx 0.25 Acre
- Approx 4,100 Square Feet
- Great Private Decked Entertaining Area and Spectacular Outlook
- Viewing: Banner Cross Office

THE ACCOMMODATION COMPRISES

Covered Entrance Area

With feature stone pillar and oak double entrance doors.

Broad Reception Hall

With stunning feature central oak staircase leading up to a oak galleried landing. Oak floor.

Cloakroom

With low flush WC and wash hand basin.

Large Utility Room

A range of units, side entrance door.

TV Room/Study

Front facing uPVC window.

Large Open Plan Living Kitchen

Divided into three areas and with double doors from the reception hall into the

Dining Area

With oak flooring and underfloor heating and French windows leading out onto the south easterly facing decked terrace and stunning aspect over the garden.

Large Family Area

With broad patio doors onto decked terrace and superb open views.

Breakfast Kitchen

With a bespoke range of high gloss grey base and wall units, with a large central island with granite worktop and breakfast area. Included in this area is the high spec range by Rangemaster, a Samsung American style fridge freezer with ice maker,

double oven, Zanussi integrated microwave and integrated dishwasher. Side uPVC window and side entrance door.

Sitting Room

A lovely well proportioned principal reception room with feature contemporary gas log effect fire. Patio doors leading onto the decked terrace and further broad uPVC window with lovely aspect down the long garden to Ecclesall Woods.

First Floor

Large Feature Oak Galleried Landing

There is a large storage cupboard and large cylinder/airing cupboard with pressurised hot water tank.

Double doors leading to the

Master Bedroom Suite

Of very generous proportions as it was originally two bedrooms with patio doors onto a Juliet balcony. Further broad uPVC window with lovely aspect down over the long south easterly facing garden to Ecclesall Woods.

Large En-Suite Walk-In Dressing Room

Well fitted out with hanging rails, shelving and drawers.

Luxury En-Suite Bathroom

With full suite including free standing bath and large separate shower cubicle.

Bedroom Suite Two

A stunning second bedroom with feature high vaulted ceiling with Velux roof light and side and rear facing uPVC windows.

Luxury En-Suite Shower Room

With full suite.

Bedroom Three

Front facing double bedroom with uPVC window.

En-Suite Bathroom

With full suite including free standing bath and large separate shower cubicle. Connecting door onto the main landing.

Feature oak staircase leading up to the

Second Floor

Bedroom Four

A further large double bedroom with front and rear windows.

Jack and Jill Shower Room

With full suite and Velux roof light.

Bedroom Five

A further large double bedroom with front and rear windows.

Outside

To the front electric entrance gates open onto an extensive block paved driveway providing off-road parking for several cars and giving access to the INTEGRAL DOUBLE GARAGE with REMOTE CONTROLLED DOOR. To the rear a stunning long private south easterly facing garden with a large decked entertaining area with access from the family room and sitting room and dining room with feature lighting leading onto a beautifully maintained long lawned area with easily maintainable borders. At the bottom of the

garden, feature ornamental pond for Koi carp with granite flagged surround and feature night lighting. The garden backs onto Ecclesall Woods. A stunning setting for a large family home.

Valuer/Negotiator

James Mee/Bronte Hinshelwood

Viewing

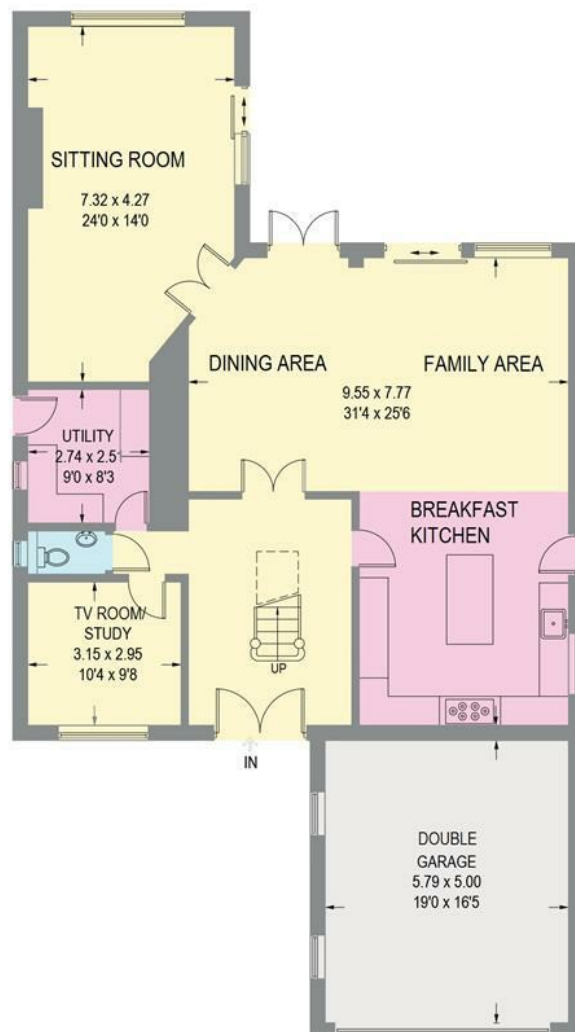
Strictly by appointment through our Banner Cross office

9 WHIRLOW PARK ROAD

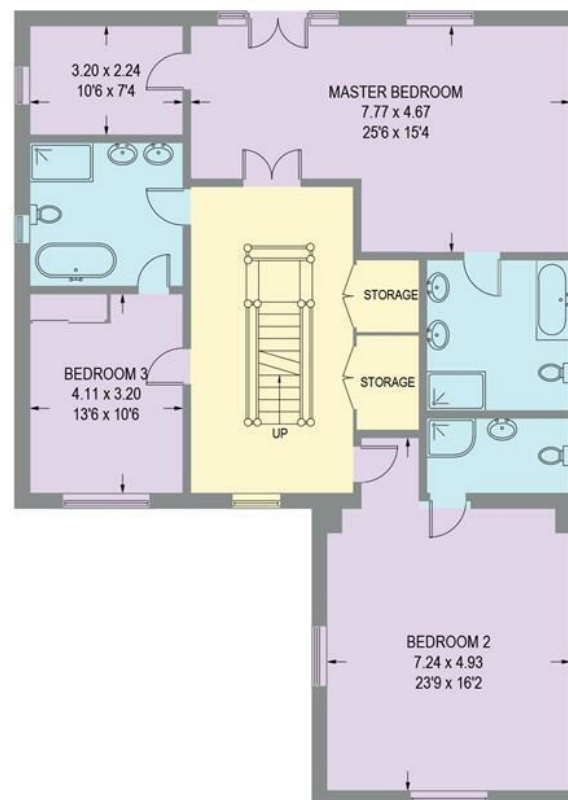
APPROXIMATE GROSS INTERNAL AREA = 346.1 SQ M / 3726 SQ FT

GARAGE = 29.0 SQ M / 312 SQ FT

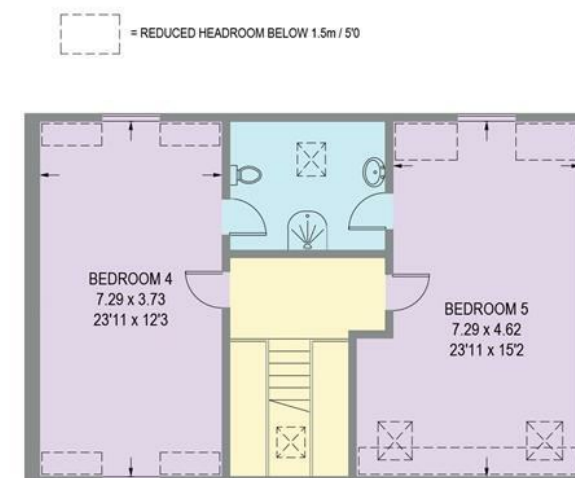
TOTAL = 375.1 SQ M / 4038 SQ FT



GROUND FLOOR
127.9 SQ M / 1377 SQ FT
(EXCLUDING GARAGE)



FIRST FLOOR
137.2 SQ M / 1477 SQ FT



SECOND FLOOR
81.0 SQ M / 872 SQ FT

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



