



Christ Church Cottage
Dore, Sheffield



A Five Bedroomed Residence in a Most Sought-After Location





Christ Church Cottage

Welcome to Christ Church Cottage

A generously proportioned five bedroomed detached residence, situated in a most sought-after location and providing ideal accommodation for a growing family.

Christ Church Cottage has been extended by the current owners and dormer windows have been added on the first floor to create additional space. The property benefits from a light and spacious breakfast kitchen, L-shaped lounge with doors opening to the rear seating terrace and a master bedroom with an en-suite shower room. Also having three additional double bedrooms, one with an en-suite shower room, study and a contemporary family bathroom.

Having good access to the local amenities of Dore including shops, restaurants, public houses and Ofsted "outstanding" schooling. Also having good access to public transport and being within a short drive to Sheffield's city centre and the Peak District National Park.

The property briefly comprises on the ground floor:

Entrance vestibule, entrance hall, dining room, lounge, WC, under-stairs storage cupboard, breakfast kitchen, utility room, storage room and integral double garage.

On the first floor: Landing, master bedroom, master en-suite, bedroom 2, bedroom 3, bedroom 4, bedroom 4 en-suite, bedroom 5, family bathroom and storage cupboard.

Ground Floor

A composite entrance door with double glazed obscured panels and matching side panels opens to the:

Entrance Vestibule

Having a coved ceiling, flush light point, central heating radiator, fitted storage cupboard with shelving and Amtico flooring. A timber door with glazed panels opens to the:

Entrance Hallway

Having a side facing UPVC double glazed obscured panel, coved ceiling, pendant light points, wall mounted light point, central heating radiator, telephone points and Amtico flooring. Timber doors open to the dining room, lounge, WC, under-stairs storage cupboard and breakfast kitchen.

Dining Room

19'3 x 10'4 (5.87m x 3.15m)

With ample space for a full-sized dining table and having

a front facing UPVC double glazed window, coved ceiling, wall mounted light points, central heating radiator, fitted shelving unit and Amtico flooring. The focal point of the room is the coal effect gas fire with a granite mantel, surround and hearth.

Double timber doors with glazed panels and matching side panels open to the lounge.

Lounge

19'2 x 16'9 (5.84m x 5.11m)

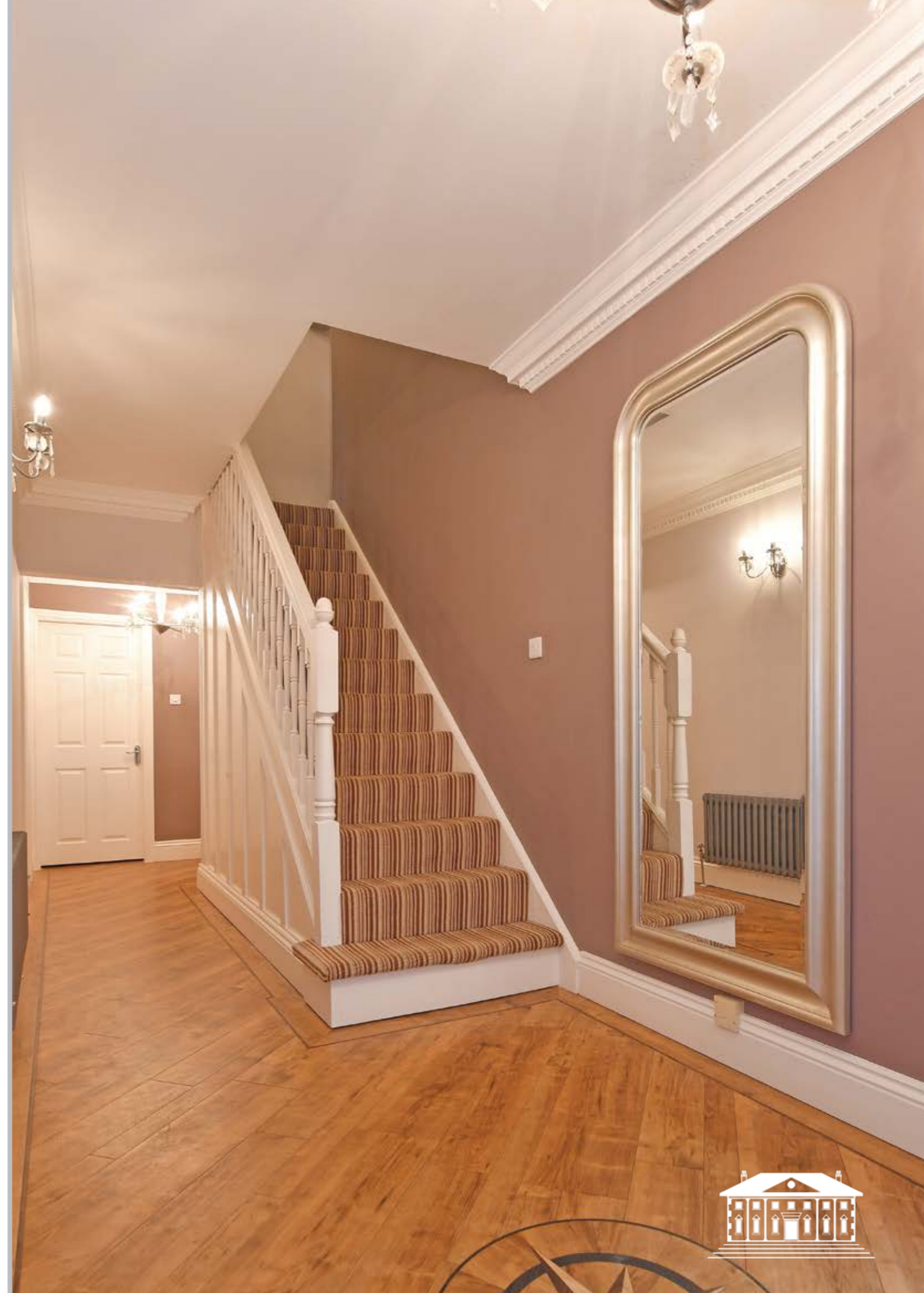
A spacious L-shaped lounge, with a rear facing UPVC double glazed window and a side facing UPVC double glazed obscured window. Also having a coved ceiling, recessed lighting, wall mounted light points, central heating radiators, TV/aerial point, Cat 5 points, fitted shelving unit and Amtico flooring. Double UPVC doors with double glazed panels open to the rear.

WC

Having recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and Amtico flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a Nabis chrome mixer tap and storage beneath.

Under-Stairs Storage Cupboard

A useful storage cupboard with a flush light point and Amtico flooring.



Lounge

19'2 x 16'9 (5.84m x 5.11m)

A spacious L-shaped lounge, with a rear facing UPVC double glazed window and a side facing UPVC double glazed obscured window. Also having a coved ceiling, recessed lighting, wall mounted light points, central heating radiators, TV/aerial point, Cat 5 points, fitted shelving unit and Amtico flooring. Double UPVC doors with double glazed panels open to the rear.



An Open Plan
L-Shaped Lounge





Dining Room
19'3 x 10'4 (5.87m x 3.15m)

With ample space for a full-sized dining table and having a front facing UPVC double glazed window, coved ceiling, wall mounted light points, central heating radiator, fitted shelving unit and Amtico flooring. The focal point of the room is the coal effect gas fire with a granite mantel, surround and hearth.

A Well Proportioned
Formal Dining Room



Breakfast Kitchen 20'3 x 17'1 (6.17m x 5.21m)

A light and spacious breakfast kitchen with well-appointed appliances. Having a rear facing UPVC double glazed window, coved ceiling, recessed lighting, wall mounted light points, central heating radiators, TV/aerial point, Cat 5 points and tiled flooring. There's a range of fitted base/wall and drawer units with matching work surfaces, tiled splashbacks, under counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Also having a central island with a matching work surface and providing further storage and seating for five chairs. Double UPVC doors with double glazed panels open to the rear.

Appliances include an ATAG six-ring gas hob with an ATAG extractor hood over, Zanussi grill, Zanussi fan assisted oven, integrated Zanussi microwave, integrated Fisher & Paykel dishwasher, integrated Bosch fridge and space for an American style fridge/freezer.



A Light & Spacious
Breakfast Kitchen...





Extended by the Current Owners to Create Ideal Accommodation for a Growing Family

Breakfast Kitchen

20'3 x 17'1 (6.17m x 5.21m)

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Utility Room

Having a flush light point, central heating radiator, fitted shelving and tiled flooring. Also having the space/provision for an automatic washing machine and tumble dryer. A composite door with double glazed obscured panels opens to a storage room and a timber door also opens to the integral double garage.

Storage Room

28'1 x 9'6 (8.56m x 2.90m)

Having strip lighting, central heating radiator and housing the Worcester Bosch boiler. Double UPVC doors with double glazed obscured panels open to the rear.

Integral Double Garage

17'4 x 15'3 (5.28m x 4.65m)

Having an up-and-over electric Hormann garage door, strip lighting, power, water tap and the provision for an automatic washing machine and tumble dryer.

From the entrance hall, a staircase with a timber hand rail and balustrading rises to the:

First Floor

Landing

Having a coved ceiling, pendant light point, wall mounted light point and access can be gained to a loft space. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5, family bathroom and a storage cupboard.

Master Bedroom

16'11 x 13'6 (5.16m x 4.11m)

A spacious master bedroom suite with a front facing UPVC double glazed window, recessed lighting and a central heating radiator. There's a range of fitted furniture, incorporating short hanging, shelving and drawers.

Master En-Suite

Being fully tiled and having a side facing UPVC double glazed

obscured window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a Roca suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Roca chrome mixer tap, illuminated vanity mirror and storage beneath. To one corner, there's a separate shower enclosure with a fitted Mira rain head shower, an additional Mira hand shower facility and a glazed screen/door.

Bedroom 2

19'1 x 10'4 (5.82m x 3.15m)

A good-sized double bedroom with front and side facing UPVC double glazed windows, recessed lighting, central heating radiator and a TV/aerial point. To one corner, there's a range of fitted furniture incorporating long hanging, shelving and drawers.

Bedroom 3

17'4 x 10'5 (5.28m x 3.17m)

Another double bedroom with a rear facing UPVC double glazed window, recessed lighting, feature LED lighting, central heating radiators and a TV/aerial point.

Bedroom 4

14'5 x 11'9 (4.39m x 3.58m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Also having a range of fitted furniture, incorporating short/long hanging and shelving.

Bedroom 4 En-Suite

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, central heating radiator and tiled flooring. There's a suite in white, which comprises of a Twyford low-level WC and a Twyford pedestal wash hand basin with traditional chrome taps. To one corner, there's a separate shower enclosure with a fitted shower and glazed screen/door.

Bedroom 5

14'5 x 6'9 (4.39m x 2.06m)

Currently being used as a study but could also be used as a fifth bedroom. Having a rear facing UPVC double glazed window, recessed lighting, central heating radiator, telephone point and Cat 5 points. There's a range of fitted furniture incorporating shelving, drawers and a desk area.

Family Bathroom

A contemporary family bathroom with a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, tiled walls, chrome heated towel rail, shaver point and tiled flooring. There's a suite in white, which comprises of a Twyford low-level WC and a wall mounted wash hand basin with a chrome mixer tap, illuminated vanity mirror and storage beneath. Also having a spa bath with a Hansgrohe chrome mixer tap. To one corner, there's a walk-in shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen.

Storage Cupboard

Having a flush light point and shelving.





Master Bedroom
16'11 x 13'6 (5.16m x 4.11m)

A spacious master bedroom suite with a front facing UPVC double glazed window, recessed lighting and a central heating radiator. There's a range of fitted furniture, incorporating short hanging, shelving and drawers.

A Fabulous Master
Bedroom Suite...





Bedroom 2

19'1 x 10'4 (5.82m x 3.15m)

A good-sized double bedroom with front and side facing UPVC double glazed windows, recessed lighting, central heating radiator and a TV/aerial point. To one corner, there's a range of fitted furniture incorporating long hanging, shelving and drawers.



Master En-Suite

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a Roca suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Roca chrome mixer tap, illuminated vanity mirror and storage beneath. To one corner, there's a separate shower enclosure with a fitted Mira rain head shower, an additional Mira hand shower facility and a glazed screen/door.

Bedroom 3

17'4 x 10'5 (5.28m x 3.17m)

Another double bedroom with a rear facing UPVC double glazed window, recessed lighting, feature LED lighting, central heating radiators and a TV/aerial point.





Bedroom 4

14'5 x 11'9 (4.39m x 3.58m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Also having a range of fitted furniture, incorporating short/long hanging and shelving.



Floor Plans & EPC

GROUND FLOOR APPROXIMATE FLOOR AREA 1581 SQ.FT. (146.9 SQ.M.)



TOTAL APPROXIMATE FLOOR AREA
2781 SQ.FT. (258.4 SQ.M.)

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 ability. All photography is for illustration purposes only.



Bedroom 4 En-Suite

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, central heating radiator and tiled flooring. There's a suite in white, which comprises of a Twyford low-level WC and a Twyford pedestal wash hand basin with traditional chrome taps. To one corner, there's a separate shower enclosure with a fitted shower and glazed screen/door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR
APPROXIMATE FLOOR AREA
1200 SQ.FT. (111.5 SQ.M.)



Family Bathroom

A contemporary family bathroom with a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, tiled walls, chrome heated towel rail, shaver point and tiled flooring. There's a suite in white, which comprises of a Twyford low-level WC and a wall mounted wash hand basin with a chrome mixer tap, illuminated vanity mirror and storage beneath. Also having a spa bath with a Hansgrohe chrome mixer tap. To one corner, there's a walk-in shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen.





Exterior and Gardens

Christ Church Cottage is set well back from Townhead Road and electrically operated wrought iron gates open to the front of the property. Having a block paved driveway with mature trees, shrubs, gravelled borders with exterior lighting and providing parking for several vehicles. Access can be gained to the integral double garage and main entrance door.

Integral Double Garage

17'4 x 15'3 (5.28m x 4.65m)

Having an up-and-over electric Hormann garage door, strip lighting, power, water tap and the provision for an automatic washing machine and tumble dryer.

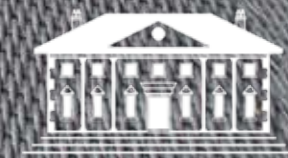
To one side of the property, a block paved path leads to the rear.

To the rear of the property, there's a large stone flagged seating terrace providing ample space for outdoor seating with exterior lighting, water tap, external power points and a stone-built log store. Access can be gained to the breakfast kitchen, lounge and storage room. Stone steps rise to a garden being mainly laid to lawn with mature trees, gravelled shrub borders and being fully enclosed by walls and mature hedging.





A Generously Sized
Rear Garden...



Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk

Tenure: Freehold



Christ Church Cottage

Townhead Road, Dore,

Sheffield, South Yorkshire S17 3GA

Offers in the Region of £795,000