



1 Whiteley Wood Close
Fulwood, Sheffield



An Exquisite Six Bedroomed
Detached Family Residence...





A Warm Welcome
Awaits...



1 Whiteley Wood Close

Welcome to 1 Whiteley Wood Close

A truly unique six bedroomed detached residence, providing flexible and extensive accommodation, situated within a most sought-after location on a private road offering privacy and exclusivity.

This exceptional property has a contemporary design throughout and has been extended by the current owners. With the benefit of a light and spacious open plan living kitchen, two generously proportioned reception rooms, study, downstairs double bedroom and family bathroom. Also having a stylish master bedroom suite, another double bedroom with an en-suite shower room and an additional family bathroom.

The exterior boasts a substantial driveway, integral double garage with workshop, wrap-around low-maintenance garden and an outbuilding, previously used as an indoor swimming pool and currently utilised as self-contained accommodation. The vendors are willing to negotiate on some of the items within the house.

Located with good access to excellent local schooling and the amenities of Fulwood and Ecclesall including shops, public houses, parks and cafes. Also being conveniently located for woodland walks and within a comfortable drive to Sheffield's city centre and the Peak District National Park.

The property briefly comprises on the ground floor: Entrance hall, lounge, living kitchen, two storage cupboards, study, bedroom 5, family bathroom, sitting room, utility room, WC, storage room, integral double garage, workshop, garage and wash room.

On the first floor: Landing, master bedroom, master dressing area, master en-suite, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 4, family bathroom and bedroom 6.

Outbuilding: Lounge/kitchen, bedroom 1, storage room, gymnasium, changing facilities, WC, sauna and plant room.

Ground Floor

An oak door with obscured double glazed panels opens to the:

Entrance Hall

An impressive entrance hall with front facing full-height timber double glazed panels, pendant light point, recessed lighting, wall mounted light points, intercom handset, central heating radiators, telephone point and tiled flooring. Also having a range of fitted furniture incorporating shelving. Oak doors open to the living kitchen, study, sitting room, bedroom 5, family bathroom and two useful storage cupboards. A set of double aluminium doors open to the lounge.

Storage Cupboard

Having a recessed light point, fitted furniture, incorporating hanging and shelving and Amtico flooring. Access can be gained to a loft space.

From the entrance hall, double aluminium doors with glazed panels open to the:

Lounge

25' x 21' (7.6m x 6.4m)

A generously proportioned reception room with front and side facing UPVC double glazed windows, recessed lighting, feature track lighting, air conditioning vents, wall mounted light points, central heating radiators, TV/aerial points, telephone point and Amtico flooring. Also having the provision for a sound system and a decorative Keddy log burner (currently capped off) with a sandstone surround and hearth. A UPVC sliding door with double glazed panels opens to the side of the property.

Sitting Room

18'8 x 15'2 (5.7m x 4.6m)

A versatile additional reception room, with a front facing UPVC double glazed window, recessed lighting, pendant light point, central heating radiator, TV/aerial point and Amtico flooring. To one wall, there's a fitted shelving unit.



Living Kitchen
25'3 x 18'8 (7.7m x 5.7m)

A light and spacious open plan living kitchen, offering ideal family space with views of the gardens.

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



Kitchen Area

Having recessed lighting and tiled flooring. There's a range of fitted base/wall and drawer units by Poggenpohl with a matching silestone work surface, upstands, splashback, under-counter lighting and an inset 1.5 bowl Franke sink with a chrome mixer tap and an additional Quooker boiling water tap. Also having a central island, providing further storage with electrically assisted drawers, a matching marble work surface and breakfast seating for six chairs.

Appliances are by Siemens and include an all zone induction hob with an extractor fan over, two combination ovens with Wi-Fi and steam facilities, warming drawer, integrated dishwasher and provision for an American style fridge freezer. An aluminium door with double glazed panels opens to the side of the property.



A Modern Kitchen
by Poggenpohl...



Living Area

With ample space for a dining table and comfortable seating. Having rear and side facing aluminium double glazed panels, a timber double glazed panel, recessed lighting, pendant light points, central heating radiator, TV/aerial point and tiled flooring. A full-height aluminium sliding door with a double glazed panel and a matching side panel opens to the side of the property.



Lounge
25' x 21' (7.6m x 6.4m)

A generously proportioned reception room with front and side facing UPVC double glazed windows, recessed lighting, feature track lighting, air conditioning vents, wall mounted light points, central heating radiators, TV/aerial points, telephone point and Amtico flooring. Also having the provision for a sound system and a decorative Keddy log burner (currently capped off) with a sandstone surround and hearth. A UPVC sliding door with double glazed panels opens to the side of the property.



A Generously Proportioned
Reception Room...



Sitting Room
18'8 x 15'2 (5.7m x 4.6m)

A versatile additional reception room, with a front facing UPVC double glazed window, recessed lighting, pendant light point, central heating radiator, TV/aerial point and Amtico flooring. To one wall, there's a fitted shelving unit.



Bedroom 5
11'2 x 9'10 (3.4m x 3.0m)

Another double bedroom with a rear facing UPVC double glazed window, recessed lighting, central heating radiator and a TV/aerial point. There's a range of fitted furniture, incorporating short hanging, shelving and a desk area with drawers.



Family Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, partially tiled walls and tiled flooring. There's a suite in white, which comprises of a low-level WC and a Roca wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a corner bath with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.





1 Whiteley Wood Close

An Exceptional Property with a Contemporary Design Throughout

From the sitting room, an oak door with an obscured double glazed panel opens to the:

Utility Room

19' x 18'1 (5.8m x 5.5m)

A large utility room, with rear facing UPVC double glazed obscured panels, ceiling panel lights, tiled walls, chrome heated towel rail, central heating radiator, hot and cold water tap and tiled flooring. There's a range of fitted Dura workshop cabinets with a matching work surface and to one side, there's a separate Shaws Original Belfast style sink with traditional taps and shelving beneath. Also housing the boiler and having the provision for an automatic washing machine and tumble dryer. Access can also be gained to a loft space. Double aluminium doors with double glazed panels and matching side panels open to the front of the property and an additional set of double aluminium doors with double glazed panels open to the rear.

WC

Being fully tiled and having a flush light point, extractor fan, low-level WC and a pedestal wash hand basin with a chrome mixer tap.

From the utility room, an opening gives access to the:

Storage Room

20'5 x 17'3 (6.2m x 5.3m)

Having front facing timber double glazed panels, recessed lighting, fitted Dura workshop cabinets, central heating radiator and tiled flooring.

A further opening gives access to the:

Integral Double Garage

24'10 x 24'8 (7.6m x 7.5m)

Being fully tiled and having an electrically operated roller shutter door, ceiling panel lights, power, central heating radiator and access can be gained to a loft space.

A wide opening gives access to a:

Workshop

11'8 x 11'6 (3.6m x 3.5m)

Being fully tiled and having an electrically operated roller shutter door, flush light points, central heating radiator and a wide range of fitted Dura workshop cabinets.

Garage

16'5 x 12'9 (5.0m x 3.9m)

Being fully tiled and having an electrically operated roller shutter door, flush light points and fitted Dura workshop cabinets.

From the storage room, a metal staircase with an aluminium handrail

rises to the:

First Floor

Bedroom 6

20'5 x 17'3 (6.2m x 5.3m)

A good-sized double bedroom with a front facing oak double glazed panel with matching side panels and a rear facing UPVC double glazed window. Also having recessed lighting, central heating radiator and a TV/aerial point. Access can be gained to a loft space.

Ground Floor Continued:

From the entrance hall, an oak door opens to the:

Living Kitchen

25'3 x 18'8 (7.7m x 5.7m)

A light and spacious open plan living kitchen, offering ideal family space with views of the gardens.

Kitchen Area

Having recessed lighting and tiled flooring. There's a range of fitted base/wall and drawer units by Poggenpohl with a matching silestone work surface, upstands, splashback, under-counter lighting and an inset 1.5 bowl Franke sink with a chrome mixer tap and an additional Quooker boiling water tap. Also having a central island, providing further storage with electrically assisted drawers, a matching marble work surface and breakfast seating for six chairs.

Appliances are by Siemens and include an all zone induction hob with an extractor fan over, two combination ovens with Wi-Fi and steam facilities, warming drawer, integrated dishwasher and provision for an American style fridge freezer. An aluminium door with double glazed panels opens to the side of the property.

Living Area

With ample space for a dining table and comfortable seating. Having rear and side facing aluminium double glazed panels, a timber double glazed panel, recessed lighting, pendant light points, central heating radiator, TV/aerial point and tiled flooring. A full-height aluminium sliding door with a double glazed panel and a matching side panel opens to the side of the property.

Study

18'4 x 11'2 (5.6m x 3.4m)

Having a rear facing UPVC double glazed window, recessed lighting, flush light point, central heating radiator, telephone point and Amtico flooring. There's a range of bespoke fitted furniture, incorporating a desk area, cupboards, drawers and shelving. Access can also be gained to a loft space.



Master Bedroom

20'4 x 16'5 (6.2m x 5.0m)

A stylish master bedroom suite with recessed lighting, air conditioning vents and a central heating radiator.

A wide opening gives access to the:

Master Dressing Area

Having recessed lighting, two fitted walk-in wardrobes, one with short hanging and to one corner, there's a fitted vanity table. Also having a front facing aluminium sliding door with double glazed panels, matching side panels and an interior glazed safety balustrade.



A Stylish Master
Bedroom Suite



Master En-Suite

Having recessed lighting, extractor fan and chrome heated towel rails. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath with a work surface, tiled splashback and vanity mirror. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



Bedroom 2 En-Suite

Having a rear facing UPVC double glazed window, recessed lighting, extractor fan, matte black heated towel rail, partially tiled walls and Amtico flooring. There's a suite in white, which comprises of a low-level WC and a Roca wash hand basin with a Nabis chrome mixer tap and storage beneath with a work surface. To one corner, there's a separate shower enclosure with a fitted Mira shower and a glazed screen/door.





Bedroom 2
17'1 x 16'5 (5.2m x 5.0m)

A generously sized double bedroom with rear facing aluminium double glazed window and panels, recessed lighting and wall mounted light points. There's a range of fitted furniture, incorporating short/long hanging and shelving.



Bedroom 4
15'9 x 8'7 (4.8m x 2.6m)

Having front facing UPVC double glazed windows, recessed lighting, air conditioning vents, central heating radiator and timber effect flooring. There's a range of fitted furniture incorporating short hanging and shelving.



Bedroom 3
19'8 x 7'9 (6.0m x 2.4m)

Having rear facing UPVC double glazed windows, recessed lighting, air conditioning vents, central heating radiator and a TV/aerial point. There's a range of fitted furniture to one corner incorporating short hanging, shelving and drawers.



Bedroom 6
20'5 x 17'3 (6.2m x 5.3m)

A good-sized double bedroom with a front facing oak double glazed panel with matching side panels and a rear facing UPVC double glazed window. Also having recessed lighting, central heating radiator and a TV/aerial point. Access can be gained to a loft space.



Family Bathroom

Having a Velux roof window, recessed lighting, extractor fan and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, fitted Hansgrohe shower and a glazed screen. To one corner, there's a useful storage cupboard.





Providing Flexible and Extensive Accommodation, within a Most Sought-after Location

Bedroom 5

11'2 x 9'10 (3.4m x 3.0m)

Another double bedroom with a rear facing UPVC double glazed window, recessed lighting, central heating radiator and a TV/aerial point. There's a range of fitted furniture, incorporating short hanging, shelving and a desk area with drawers.

Family Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, partially tiled walls and tiled flooring. There's a suite in white, which comprises of a low-level WC and a Roca wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a corner bath with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.

Storage Cupboard

Housing the hot water cylinder.

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

First Floor

Landing

Having a Velux roof window, pendant light point, recessed lighting and central heating radiator. Oak doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

Master Bedroom

20'4 x 16'5 (6.2m x 5.0m)

A stylish master bedroom suite with recessed lighting, air conditioning vents and a central heating radiator.

A wide opening gives access to the:

Master Dressing Area

Having recessed lighting, two fitted walk-in wardrobes, one with short hanging and to one corner, there's a fitted vanity table. Also having a front facing aluminium sliding door with double glazed panels, matching side panels and an interior glazed safety balustrade.

Master En-Suite

Having recessed lighting, extractor fan and chrome heated towel rails.

There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath with a work surface, tiled splashback and vanity mirror. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2

17'1 x 16'5 (5.2m x 5.0m)

A generously sized double bedroom with rear facing aluminium double glazed window and panels, recessed lighting and wall mounted light points. There's a range of fitted furniture, incorporating short/long hanging and shelving.

Bedroom 2 En-Suite

Having a rear facing UPVC double glazed window, recessed lighting, extractor fan, matte black heated towel rail, partially tiled walls and Amtico flooring. There's a suite in white, which comprises of a low-level WC and a Roca wash hand basin with a Nabis chrome mixer tap and storage beneath with a work surface. To one corner, there's a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 3

19'8 x 7'9 (6.0m x 2.4m)

Having rear facing UPVC double glazed windows, recessed lighting, air conditioning vents, central heating radiator and a TV/aerial point. There's a range of fitted furniture to one corner incorporating short hanging, shelving and drawers.

Bedroom 4

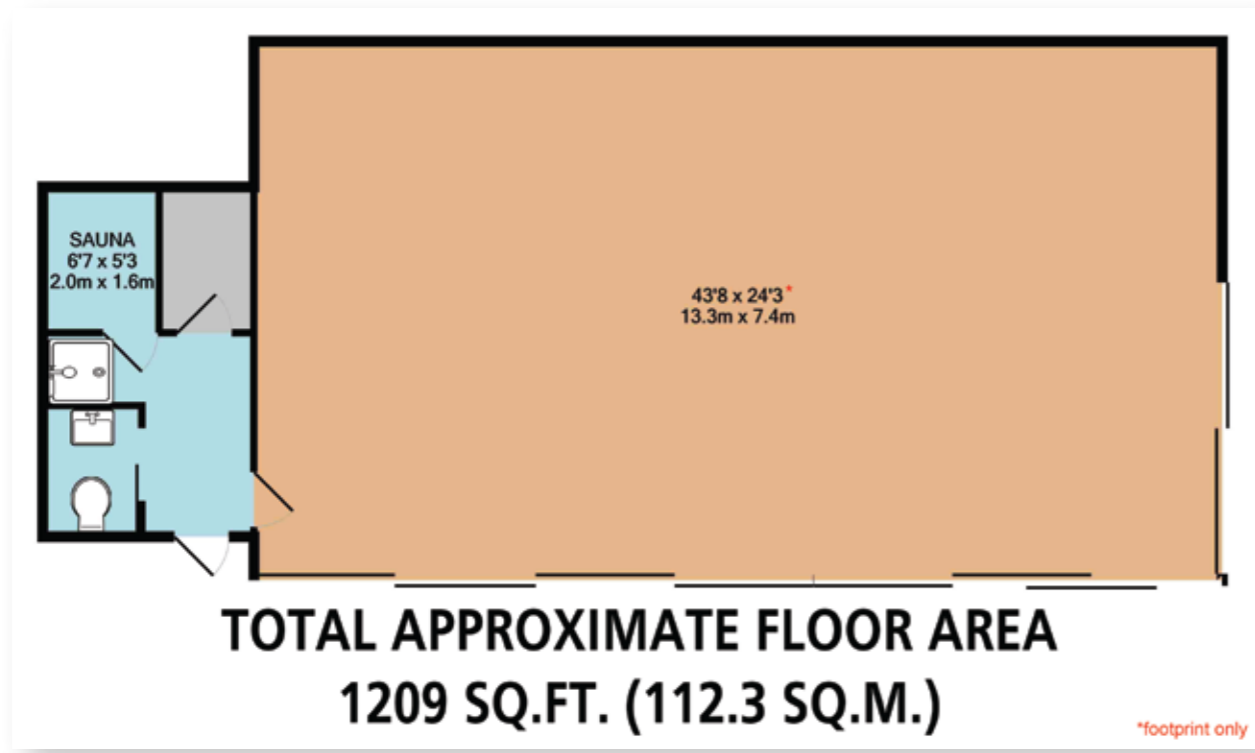
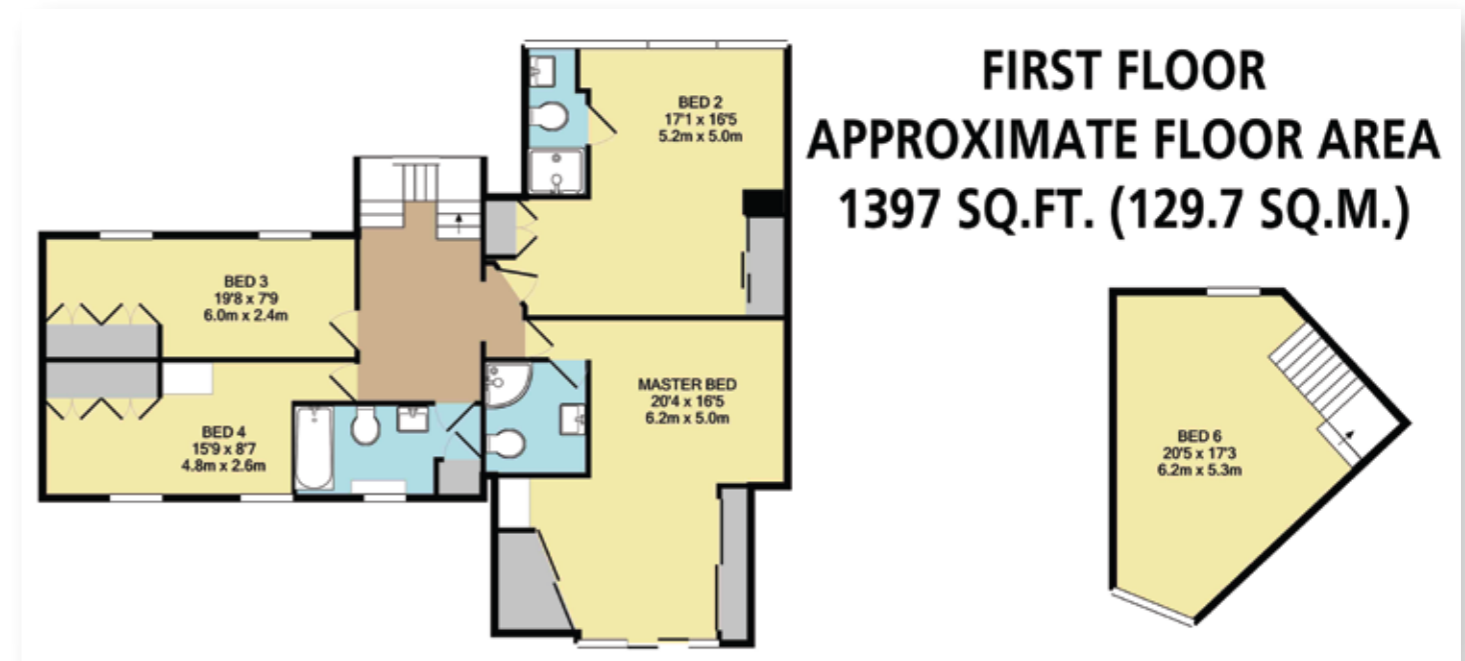
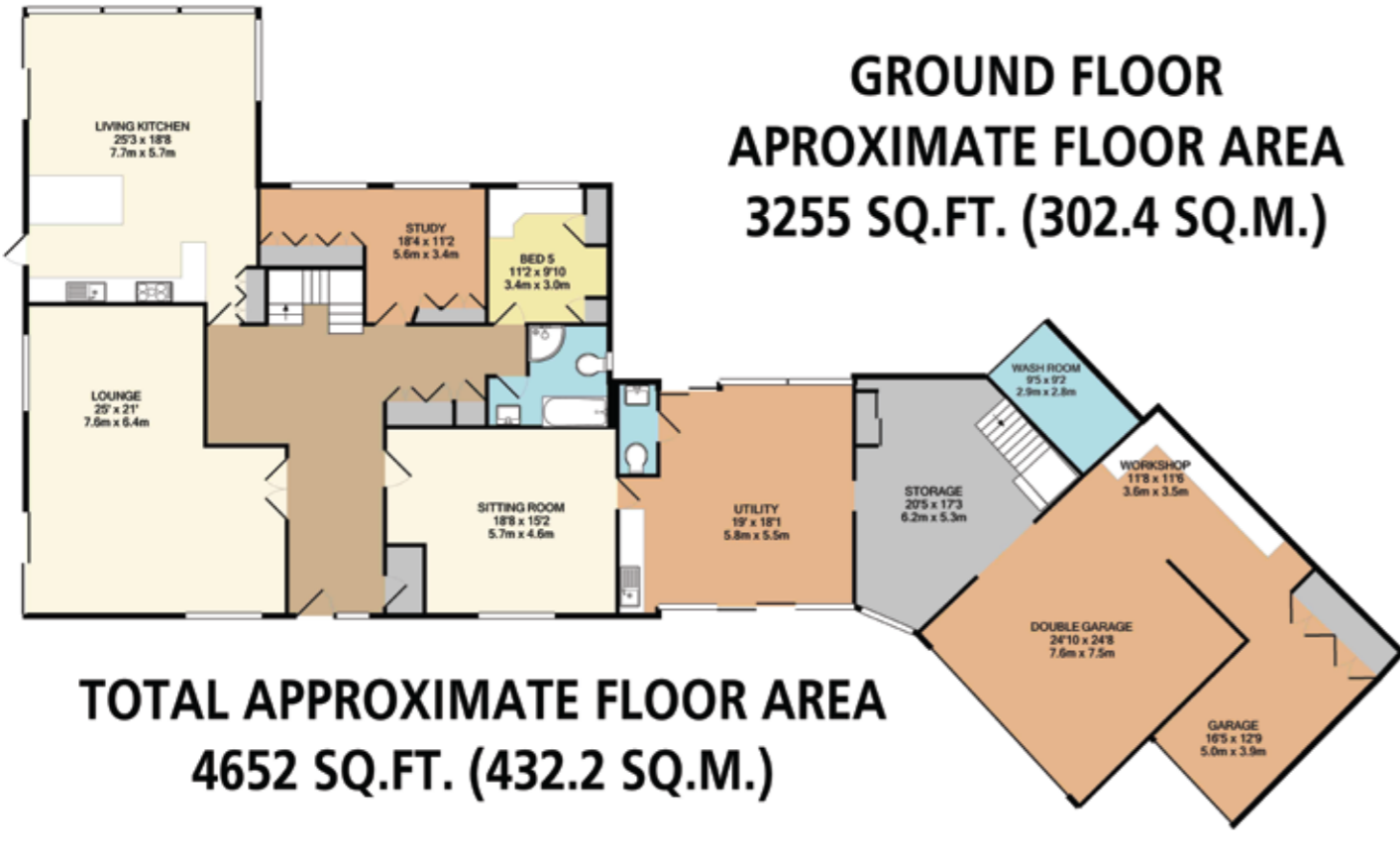
15'9 x 8'7 (4.8m x 2.6m)

Having front facing UPVC double glazed windows, recessed lighting, air conditioning vents, central heating radiator and timber effect flooring. There's a range of fitted furniture incorporating short hanging and shelving.

Family Bathroom

Having a Velux roof window, recessed lighting, extractor fan and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, fitted Hansgrohe shower and a glazed screen. To one corner, there's a useful storage cupboard.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Exterior and Gardens

1 Whiteley Wood Close is accessed from the private road where intercom operated metal gates open to the front of the property. With a substantial block paved driveway, providing parking for several vehicles and having exterior lighting, various mature trees/shrubs, a rockery area with mature trees/shrubs and a raised timber sleeper bed. The driveway is fully enclosed with stone walling and metal railings. Access can be gained to the main entrance door with a granite doorstep, utility room, double garage and workshop.

A metal gate opens to the side of the property.

To the side, there are multiple seating areas including a stone flagged terrace with a timber decking area and an additional composite decking area with exterior lighting. Also having a large Koi Carp fish pond with a water feature and timber boardwalk, an Astroturfed area with feature up-lighters and a granite flagged seating terrace with a fitted outdoor table. Access can be gained to the lounge, living kitchen and outbuilding.

A Low Maintenance Garden
with Several Seating Areas



Outbuilding

A versatile outbuilding with a total approximate floor area of 1209 sq.ft. (112.3 sq.m.) and having a current layout that is ideal for use as a self-contained annexe. Also, there is the provision for a swimming pool, which is currently covered over and could be re-instated if desired.

Lounge/Kitchen

An open plan living area with strip lighting, wall mounted light points and central heating radiators. Also there's a kitchen area with a range of fitted base/wall and drawer units with matching granite work surfaces, tiled splash backs and a 1.5 bowl sink with a Hansgrohe chrome mixer tap and an InSinkErator food waste disposal. Appliances include a Gorenje four-ring gas hob with the provision for an extractor over, John Lewis fan assisted oven and separate grill, integrated Blomberg dishwasher, integrated De Dietrich under counter fridge and an integrated under counter freezer. There's space/provision for a microwave and an automatic washing machine. Doors open to a bedroom, storage room and gymnasium. A further timber sliding door with a double glazed panel and matching side panel opens to the gardens.

Storage Room

A useful room which could be used as a single bedroom or for storage. Having a front facing timber double glazed panel, recessed lighting, wall mounted light points and a central heating radiator.

From the lounge/kitchen, a timber door with glazed panels opens to the gymnasium and a further door with a glazed panel opens to a bedroom.

Gymnasium

Having front and side facing timber double glazed panels, wall mounted light points and a central heating radiator. A timber sliding door with a double glazed panel opens to the gardens.

Bedroom

Having a front facing timber double glazed panel, wall mounted light points and a central heating radiator.

From the lounge/kitchen, a timber door with an obscured glazed panel opens to the:

Changing Facilities

Having strip lighting, extractor fan and tiled flooring. To one corner, there's a separate shower enclosure with a fitted Mira shower and a glazed screen. Doors open to the WC, plant room, sauna and garden.

WC

Having a flush light point, extractor fan; towel rail and tiled flooring. There's a suite in white, which comprises of a Roca low-level WC and a pedestal wash hand basin with traditional taps and a Heatstore hot water tap.

Sauna

Having a flush light point and a hot coal heater.

Plant Room

Having a flush light point and housing the pool pump.





Exterior and Gardens Continued

To the rear, there's a large Astroturfed lawn with exterior lighting, stone flagged seating area with a pergola over and stone steps rise to an additional stone flagged area with three sphere water features.

Also, there's a block paved area which houses the air conditioning units and access can be gained to the utility room and wash room.

Wash Room

9'5 x 9'2 (2.9m x 2.8m)

Ideal for washing motorbikes, quad bikes and bikes. Being fully tiled and having an electrically operated roller shutter door, strip lighting, extractor fan, water taps and drainage.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. 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.



1 Whiteley Wood Close

Fulwood, Sheffield,

South Yorkshire S11 7HE

Offers in Excess of £1,225,000