



81 Dore Road
Dore, Sheffield



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An Exquisite Five Bedroomed
Family Residence in Dore...





A Wonderful
Welcome Awaits



81 Dore Road

Welcome to 81 Dore Road

A stunning five bedroomed detached family residence, situated on one of Sheffield's most prestigious roads, with extensive luxury living over three floors and a beautiful south-facing landscaped garden.

81 Dore Road has been finished to a high specification with under floor heating to the ground and first floors. This outstanding home has the benefit of a light and spacious open plan living kitchen with a contemporary Karl Benz breakfast kitchen incorporating Gaggenau appliances, dining area and family area. Also having the advantage of a separate sitting room and a sumptuous master bedroom suite with a dressing room, sun terrace and en-suite bathroom. The exterior of the property has a large gated driveway, integral double garage and a fabulous south-facing rear garden.

The property has good access to the amenities of Dore including shops, restaurants, cafes, public houses and reputable schooling. Also having good transport links, with convenient access to Dore train station, which provides a comfortable commute to Manchester and being within an easy reach to Sheffield's city centre and the Peak District National Park.

The property briefly comprises on the ground floor: Entrance hall, study, sitting room, breakfast kitchen, dining area, family area, inner hallway, WC, utility room and integral double garage.

On the first floor: Landing, master bedroom, master dressing room, master en-suite, master sun terrace, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 3 en-suite and storage cupboard.

On the second floor: Landing, bedroom 4, bedroom 4 en-suite, bedroom 5, bedroom 5 en-suite and two storage cupboards.

Ground Floor

A heavy composite door with matching double glazed partially obscured side panels opens to the:

Entrance Hall

Having recessed lighting, deep skirtings and porcelain tiled flooring with under floor heating. Walnut doors open to the open plan living kitchen, sitting room and study. Also having a useful under stairs storage/cloaks cupboard with a light point, porcelain tiled flooring with under floor heating and a cupboard housing the under floor heating valves.

Open Plan Living Kitchen

The heart of this fabulous home is the light and spacious open plan living kitchen, which is perfectly designed for versatile 21st century living.

Breakfast Kitchen

28'4 x 13'7 (8.6m x 4.1m)

Having front facing timber double glazed partially obscured windows, coved ceiling, recessed lighting, pendant light points, telephone point, TV/aerial/radio point, deep skirtings and porcelain tiled flooring with under floor heating. There's a comprehensive range of fitted base/wall and drawer units by Karl Benz with matching Silestone Quartz work surfaces, upstands, under counter lighting, an inset Kohler 2.0 bowl stainless steel sink with a black MGS mixer tap and an additional inset 1.0 bowl stainless steel preparation sink with a black Zip Hydrotap with boiling, chilled and sparkling water facility. Also having a large central island with a matching Silestone Quartz work surface, pop-up power point with USB ports and a timber work surface extends to provide breakfast seating for four chairs.

Appliances are by Gaggenau and include a full surface induction hob with a suspended Falmec extractor fan over, fan assisted oven/grill, combination microwave oven, steam oven, warming drawer, coffee machine, integrated full-height fridge, integrated full-height freezer, integrated dishwasher and integrated wine cooler.

Family Area

14'4 x 10'7 (4.4m x 3.2m)

Having recessed lighting, coved ceiling, deep skirtings and porcelain tiled flooring with under floor heating. Also having a fitted TV unit with a timber worktop, useful storage cupboards and provision for a wall mounted television. Double aluminium doors with double glazed panels open to the rear gardens.

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A Contemporary Breakfast Kitchen
with Integrated Gaggenau Appliances



Dining Area
12'6 x 11'11 (3.8m x 3.6m)

A superb feature of this dining area is the UPVC double glazed roof lantern, which allows natural light to flood the room. Also having coved ceiling, recessed lighting, deep skirtings and porcelain tiled flooring with under floor heating. Two sets of aluminium bi-fold doors with double glazed panels open to the rear gardens.



A Spacious Dining Area with
an Abundance of Natural Light



Family Area

14'4 x 10'7 (4.4m x 3.2m)

Having recessed lighting, coved ceiling, deep skirtings and porcelain tiled flooring with under floor heating. Also having a fitted TV unit with a timber worktop, useful storage cupboards and provision for a wall mounted television. Double aluminium doors with double glazed panels open to the rear gardens.



Sitting Room

19'2 x 13'3 (5.8m x 4.1m)

Having coved ceiling, recessed lighting, deep skirtings and under floor heating. There's a feature wall with fitted shelving, accent lighting, provision for a wall mounted television and a contemporary natural flame effect gas fire with tiled surround and hearth. A set of aluminium bi-fold doors with double glazed panels open to the rear gardens.



Rest & Relax
in Style...





81 Dore Road

An Outstanding Home, Offering Extensive Luxury Living Over Three Floors

Dining Area

12'6 x 11'11 (3.8m x 3.6m)

A superb feature of this dining area is the UPVC double glazed roof lantern, which allows natural light to flood the room. Also having coved ceiling, recessed lighting, deep skirtings and porcelain tiled flooring with under floor heating. Two sets of aluminium bi-fold doors with double glazed panels open to the rear gardens.

A walnut door opens to the:

Inner Hallway

Having recessed lighting, deep skirtings and porcelain tiled flooring with under floor heating. Walnut doors open to the WC, utility room and integral double garage.

WC

Having a rear facing timber double glazed obscured window, recessed lighting, extractor fan, tiled wall, chrome heated towel rail, illuminated vanity mirror, deep skirtings and porcelain tiled flooring with under floor heating. There's a Duravit suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath.

Utility Room

Having recessed lighting, extractor fan and porcelain tiled flooring with under floor heating. There's a range of fitted base and wall units with a matching Silestone Quartz work surface, upstands and an inset Blanco 1.0 bowl stainless steel sink with a Blanco chrome mixer tap. Also having space/provision for an automatic washing machine and tumble dryer. A composite door with double glazed partially obscured panels open to the rear gardens.

Integral Double Garage

20'2 x 17'10 (6.1m x 5.4m)

Having an electric up-and-over Marentec door, automatic lighting, power and housing the Viessmann boiler, Grundfos pressurised water system and electric fuse boxes.

From the family area, a walnut door with glazed panels opens to the:

Sitting Room

19'2 x 13'3 (5.8m x 4.1m)

Having coved ceiling, recessed lighting, deep skirtings and under floor heating. There's a feature wall with fitted shelving, accent lighting, provision for a wall mounted television and a contemporary natural flame effect gas fire with tiled surround and hearth. A set of aluminium bi-fold doors with double glazed panels open to the rear gardens.

Study

13'3 x 9'2 (4.1m x 2.8m)

A versatile room with front facing timber double glazed windows, coved

ceiling, recessed lighting, telephone point, deep skirtings and under floor heating.

From the entrance hall, a contemporary staircase with timber handrails and glazed balustrading rises to the:

First Floor

Landing

With a double-height vaulted ceiling, front facing timber double glazed partially obscured panels, recessed lighting, wall mounted light points and under floor heating. Walnut doors open to the master bedroom suite, bedroom 2, bedroom 3 and storage cupboard.

Master Bedroom Suite

A substantially sized master bedroom suite with a luxury master bedroom opening to a sun terrace, dressing room and en-suite bathroom.

Master Bedroom

31'4 x 19'9 (9.6m x 6.0m)

A sumptuous master bedroom with a front facing timber double glazed window, vaulted ceiling, recessed lighting, pendant light point, TV/aerial/radio point, deep skirtings and under floor heating. Double aluminium doors with double glazed panels open to the master sun terrace.

Master Sun Terrace

14'7 x 12'2 (4.4m x 3.7m)

Being enclosed by stone walling with obscured glazed balustrading and a composite decked seating terrace.

Master Dressing Room

Having front facing timber double glazed windows, recessed lighting, pendant light point, deep skirtings and under floor heating. There's a range of fitted floor-to-ceiling furniture, incorporating short/long hanging, shelving and a vanity unit with wall mounted light points and a fitted vanity mirror.

Master En-Suite

Being fully tiled and having rear facing timber double glazed obscured windows, recessed lighting, extractor fan, two chrome heated towel rails, shaver point and under floor heating. There's a Duravit suite in white, which comprises of a wall mounted WC and two wash hand basins with chrome mixer taps, storage beneath and a fitted vanity mirror with recessed lighting above. Also having a freestanding bath with a Hansgrohe chrome mixer tap and an additional hand shower facility. To one corner, there's a large walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen.



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Master Sun Terrace

14'7 x 12'2 (4.4m x 3.7m)

Being enclosed by stone walling with obscured glazed balustrading and a composite decked seating terrace.



A Substantially Sized
Master Bedroom Suite...



Master Dressing Room

Having front facing timber double glazed windows, recessed lighting, pendant light point, deep skirtings and under floor heating. There's a range of fitted floor-to-ceiling furniture, incorporating short/long hanging, shelving and a vanity unit with wall mounted light points and a fitted vanity mirror.



Bedroom 2

13'8 x 13'3 (4.2m x 4.1m)

A spacious double bedroom suite with rear facing timber double glazed windows, recessed lighting, TV/aerial/radio point, deep skirtings and under floor heating. There's a range of fitted floor-to-ceiling furniture, incorporating short/long hanging and shelving.



Master En-Suite

Being fully tiled and having rear facing timber double glazed obscured windows, recessed lighting, extractor fan, two chrome heated towel rails, shaver point and under floor heating. There's a Duravit suite in white, which comprises of a wall mounted WC and two wash hand basins with chrome mixer taps, storage beneath and a fitted vanity mirror with recessed lighting above. Also having a freestanding bath with a Hansgrohe chrome mixer tap and an additional hand shower facility. To one corner, there's a large walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower and a glazed screen.



Bedroom 2 En-Suite

Having a rear facing timber double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, illuminated vanity mirror, shaver point and tiled flooring with under floor heating. There's a suite in white, which comprises of a Duravit wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a Duravit panelled bath with a Vado chrome mixer tap, fitted Hansgrohe rain head shower and a glazed screen.



Bedroom 3 En-Suite

Having a side facing timber double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, illuminated vanity mirror, shaver point and tiled flooring with under floor heating. There's a Duravit suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner, there's a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen.



Bedroom 3

13'3 x 10'3 (4.1m x 3.1m)

Another double bedroom suite with front facing timber double glazed windows, recessed lighting, deep skirtings and under floor heating. To one corner, there's a range of fitted floor-to-ceiling furniture, incorporating short/long hanging and shelving.



Bedroom 4 En-Suite

Having two Velux roof windows, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, shaver point and tiled flooring. There's a Duravit suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a separate shower enclosure with a fitted Hansgrohe rain head shower, Vado additional hand shower facility and a glazed screen/door.



Bedroom 4

15'7 x 13'2 (4.7m x 4.0m)

Having two Velux roof windows, recessed lighting, central heating radiator, TV/aerial/radio point, cat 5 point, deep skirtings and useful eaves storage.



Bedroom 5

16'2 x 12'7 (4.9m x 3.8m)

Currently being used as a gymnasium but could be used as a fifth bedroom suite. Having two Velux roof windows with fitted blinds, recessed lighting, central heating radiator, TV/aerial/radio point, cat 5 point, deep skirtings and useful eaves storage.





81 Dore Road

Finished to a High Specification Throughout to Provide a Beautiful Home, which is Well Designed for 21st Century Living

Bedroom 2

13'8 x 13'3 (4.2m x 4.1m)

A spacious double bedroom suite with rear facing timber double glazed windows, recessed lighting, TV/aerial/radio point, deep skirtings and under floor heating. There's a range of fitted floor-to-ceiling furniture, incorporating short/long hanging and shelving.

A walnut door opens to:

Bedroom 2 En-Suite

Having a rear facing timber double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, illuminated vanity mirror, shaver point and tiled flooring with under floor heating. There's a suite in white, which comprises of a Duravit wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a Duravit panelled bath with a Vado chrome mixer tap, fitted Hansgrohe rain head shower and a glazed screen.

Bedroom 3

13'3 x 10'3 (4.1m x 3.1m)

Another double bedroom suite with front facing timber double glazed windows, recessed lighting, deep skirtings and under floor heating. To one corner, there's a range of fitted floor-to-ceiling furniture, incorporating short/long hanging and shelving.

A walnut door opens to:

Bedroom 3 En-Suite

Having a side facing timber double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, illuminated vanity mirror, shaver point and tiled flooring with under floor heating. There's a Duravit suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner, there's a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen.

Storage Cupboard

Having a pendant light point, telephone point and housing the under floor heating valves and Tempest unvented hot water cylinder.

From the first floor landing, the contemporary staircase continues to the:

Second Floor

Second Floor Landing

Having two Velux roof windows with remote control opening/closing, recessed lighting, pendant light point and deep skirtings. Walnut doors open to bedroom 4, bedroom 5 and two storage cupboards.

Bedroom 4

15'7 x 13'2 (4.7m x 4.0m)

Having two Velux roof windows, recessed lighting, central heating radiator, TV/aerial/radio point, cat 5 point, deep skirtings and useful eaves storage.

A walnut door opens to:

Bedroom 4 En-Suite

Having two Velux roof windows, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, shaver point and tiled flooring. There's a Duravit suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a separate shower enclosure with a fitted Hansgrohe rain head shower, Vado additional hand shower facility and a glazed screen/door.

Bedroom 5

16'2 x 12'7 (4.9m x 3.8m)

Currently being used as a gymnasium but could be used as a fifth bedroom suite. Having two Velux roof windows with fitted blinds, recessed lighting, central heating radiator, TV/aerial/radio point, cat 5 point, deep skirtings and useful eaves storage.

A walnut door opens to:

Bedroom 5 En-Suite

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

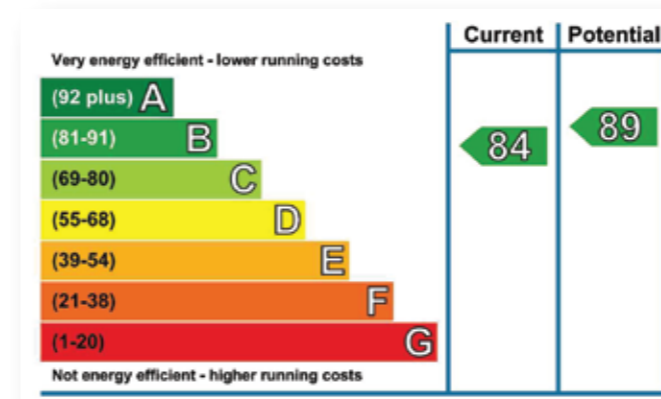
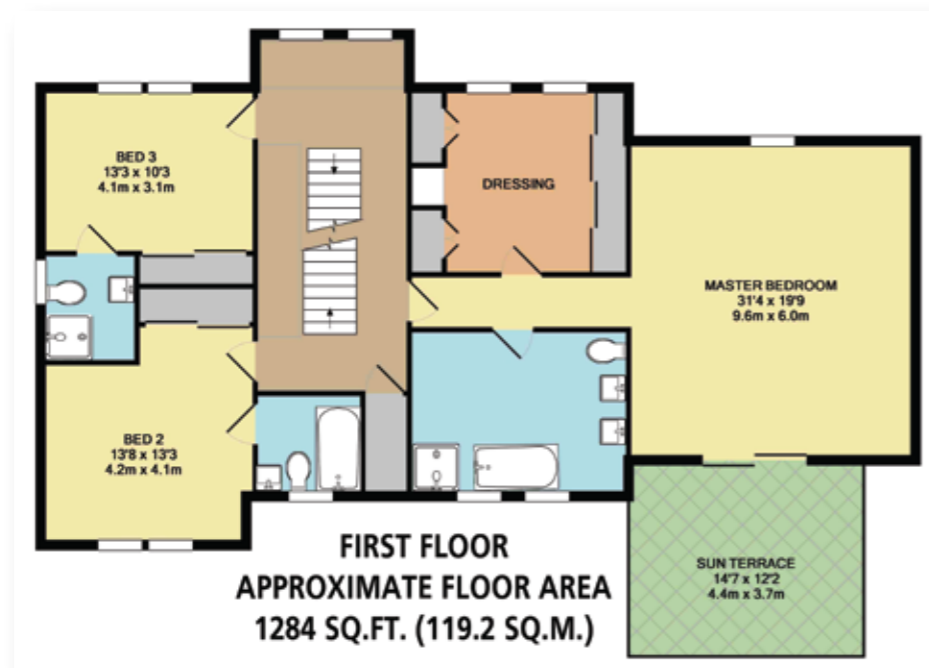
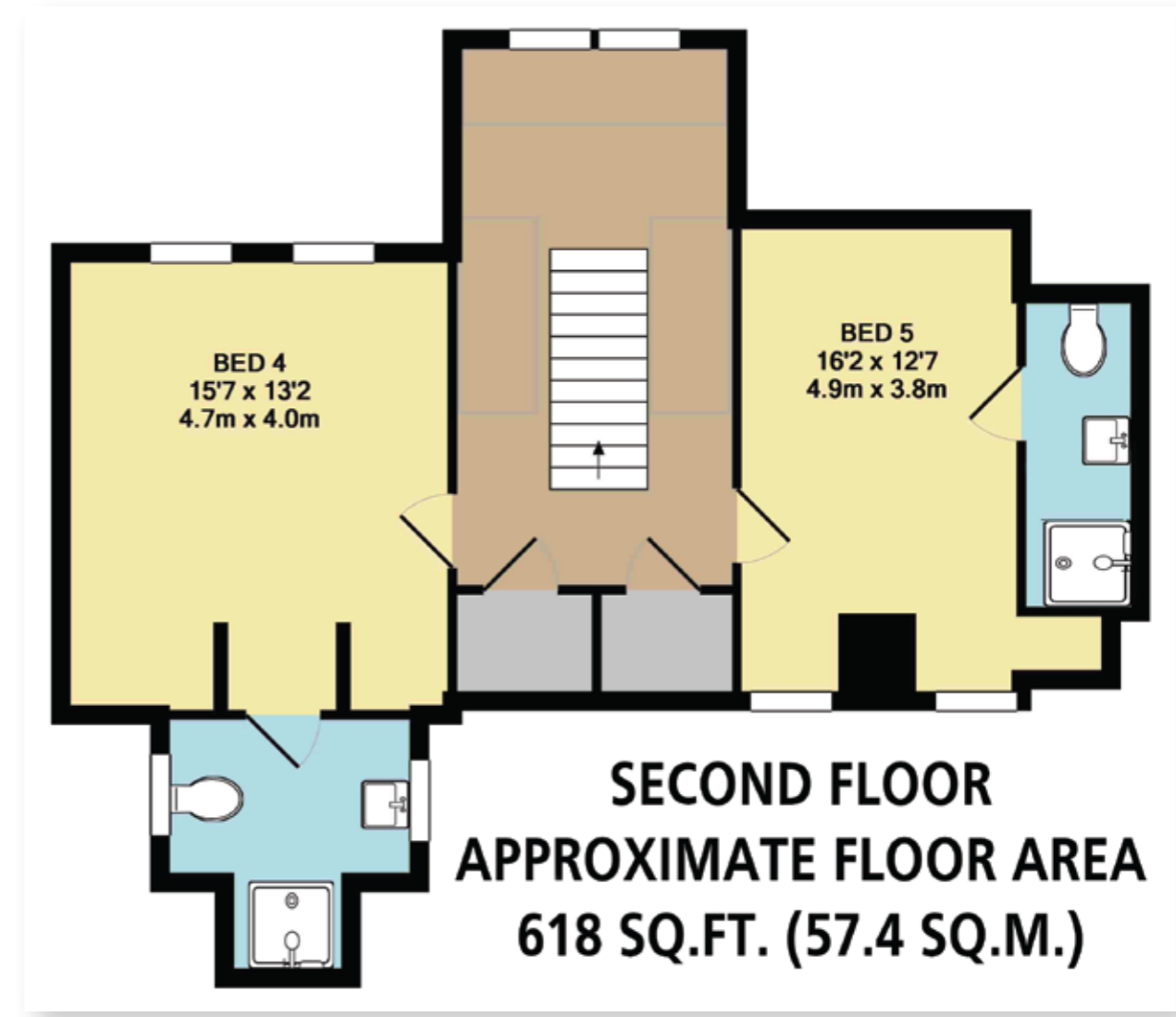
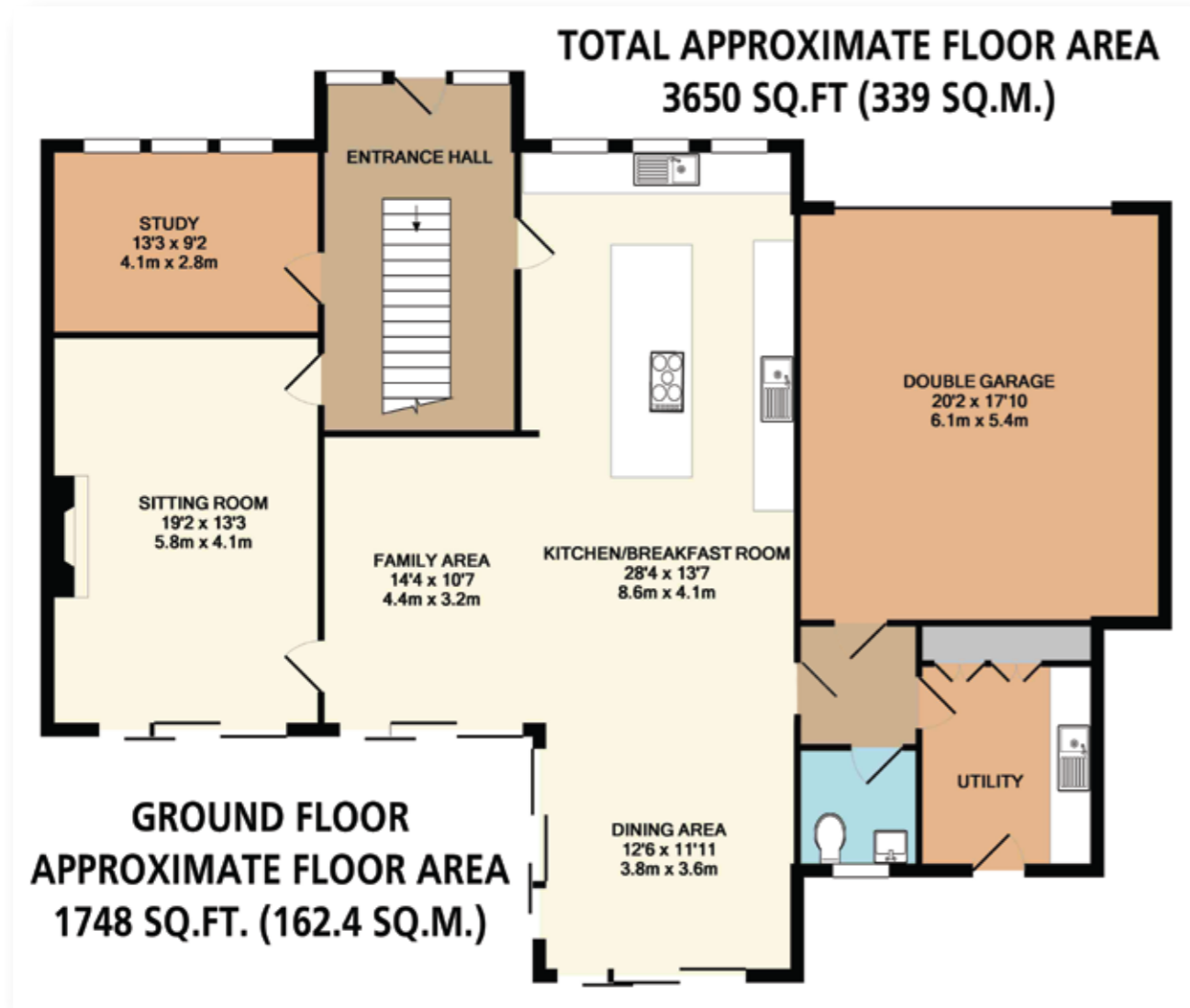
Storage Cupboard 1

Having a flush light point.

Storage Cupboard 2

Having a flush light point, telephone point and eaves storage.





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 condition. All images are for illustration purposes only.



Exterior and Gardens

To the front, 81 Dore Road is set well back from the road behind brick walling with decorative wrought iron railings. A wrought iron electric sliding gate opens to a large resin bonded driveway, providing parking for several vehicles and having feature up-lighters and planted shrub borders. Access can be gained to the integral double garage and main entrance door with a glazed canopy over. A separate full-height pedestrian wrought iron gate opens to Dore Road.

To the left side of the property, a stone flagged path with exterior lighting and a water tap leads to the rear. To the other side, a gravelled path with an external power point also leads to the rear.

To the rear of the property, there's a large stone flagged seating terrace with exterior lighting, water tap, feature up-lighters, external power points and a composite decked area with provision/plumbing for a hot tub. To one side, there's a separate stone block paved seating terrace with a solid timber pergola over. Access can be gained to the sitting room, open plan living kitchen and utility room. Also having additional gravelled areas with raised timber planters, ornamental shrub borders, mature trees and a circular water feature. To one corner, there's an area being mainly laid to lawn with mature shrub borders. The garden is fully enclosed by brick walling for privacy and security.



A Fabulous South-Facing
Landscaped Rear Garden...



Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk

Tenure: Freehold



81 Dore Road

Dore, Sheffield,

South Yorkshire S17 3ND

Offers in the Region of £1,395,000