



Stumperlowe Hall Road Fulwood Sheffield S10 3QR
Price Guide £1,400,000

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GUIDE PRICE £1,400,000-£1,500,000 ** FREEHOLD ** Viewing is essential to appreciate the accommodation on offer of this stunning, 1920's detached home situated in this extremely private and secluded plot with well manicured gardens, a private drive with a secured gated entrance, and a large garage. The property is located in a prime position within S10, falling in catchment for some of the city's most highly regarded schools and being conveniently located close to the main city hospitals and universities. This fabulous family home boasts an immaculate and spacious interior and over 3,950 square feet of accommodation which briefly comprises, a front porch and entrance hall with a useful study area with fitted desk under stairs, WC/Cloak room. From here there is access into the formal lounge/dining area which has dual aspect windows, a gas fire, and French doors to the garden. There is a separate family room that has an open fire and French doors which open to the to a garden room. The kitchen diner has an array of walnut wall, base and drawer units with granite worktops which incorporate the sink, drainer and the gas hob with extractor above. Integrated appliances include an electric oven, microwave oven, dishwasher along with a free standing American fridge freezer. From the entrance hall, a staircase rises to the first floor landing where you will find a stunning master bedroom which has fitted wardrobes, a walk-in wardrobe/dressing room and an ensuite bathroom. From the landing area there are two further double bedrooms, which each have dual aspect windows and fitted wardrobes, and a well appointed family bathroom which is tiled and comes with a freestanding bath, separate shower and wash basin. There is a study/home office which leads into the extended part of the house, and has three further double bedrooms. Two of which are linked by a 'Jack n Jill' shower room.

- FABULOUS SECLUDED POSITION IN PRIME S10
- STUNNING FAMILY HOME WITH AMPLE OFF-ROAD PARKING
- IMPRESSIVE MANICURED GARDENS
- SAUNA, HOT TUB AND SUMMERHOUSE
- SIX GENEROUS SIZED BEDROOMS WITH THREE BATH/SHOWER ROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- FORMAL LOUNGE & SEPARATE FAMILY ROOM WITH GARDEN ROOM
- SPACIOUS KITCHEN DINER & UTILITY
- LONG PRIVATE DRIVE WITH AUTOMATED GATES
- NEARLY 4000 SQUARE FEET





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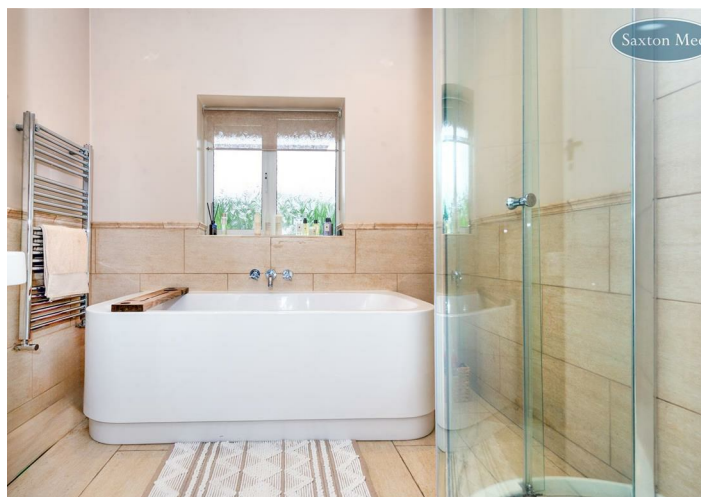
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OUTSIDE

Situated on this fantastic south facing plot which is approximately 1/3 of an acre. There is a private gated driveway leading to ample off-road parking and a tandem garage which has useful storage to the rear along with a WC. The gardens are extremely impressive with well manicured lawns, several patio areas and an abundance of well established trees, plants and shrubs. There is an outside timber sauna, hot tub, lighting, and CCTV.

LOCATION

White Lodge is set back from Stumperlowe Hall Road by way of a long private and gated driveway. Just a short walk away from Fulwood Village which has excellent shopping facilities including a Co-operative supermarket, butchers, post office, newsagents, and fruit and veg shop. There are some excellent schools nearby as well as there being easy access to Broomhill by bus to Sheffield's various private schools. Only five minutes from the wonderful outdoor spaces of Mayfield Valley and the Peak District, the house is a mere three and a half miles away from the centre of Sheffield and within easy reach of Sheffield's main hospitals.

MATERIAL INFORMATION

The property is Freehold, and currently Council Tax Band G (£3,789).

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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Total area: approx. 367.4 sq. metres (3954.5 sq. feet)
all measurements are approximate and do not include architectural details
 Plans produced using Planific.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		51	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-60)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		41	63