



Kenwood Park Road, SHEFFIELD

welcome to

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An exquisite five bedroom detached family home nestled in a highly sought after postcode, this remarkable family residence offers a sizeable living space that is truly unparalleled. With 3 reception rooms, five bedrooms, a utility and a bespoke fitted kitchen, this property exudes sophistication.



Ground Floor Accommodation

Entrance Hall

Front facing exterior door, fitted alarm system, GCH radiator. Access to cloakroom, lounge, dining room, utility room, study, basement and first floor.

Cloakroom

3' 6" maximum x 3' 4" maximum (1.07m maximum x 1.02m maximum)
GCH radiator

Lounge

19' 4" into bay x 14' 4" maximum (5.89m into bay x 4.37m maximum)
Large front facing bay window with the original leaded windows preserved in new double glazed sash windows. Original fireplace, stunning ceiling coving and two GCH radiators.

Dining Room

14' maximum x 15' 6" maximum (4.27m maximum x 4.72m maximum)
Featuring an original fireplace and the original leaded windows preserved in new double glazed sash windows, overlooking the rear of the property.

Utility Room

10' 10" maximum x 5' 8" maximum (3.30m maximum x 1.73m maximum)
The utility which also serves as a ground floor toilet, housing a wash basin, GCH radiator, space for a washer and ample storage through cabinets.

Study

10' 11" maximum x 14' maximum (3.33m maximum x 4.27m maximum)
Offering lots of natural light through the rear facing juliet balcony, this makes a perfect office space with a GCH radiator.

Basement Accommodation

W.C

8' 11" maximum x 8' 5" maximum (2.72m maximum x 2.57m maximum)
Located on the lower ground floor with a low flush toilet, a sink unit and ample storage cupboards. Also houses the property's combi boiler. To the hall of the basement a built in large wine store and access to a large storage room.

Store Room

8' 3" maximum x 6' 6" maximum (2.51m maximum x 1.98m maximum)
What was once the property's coal store now provides additional storage space.

Open Plan Living Space

13' 2" maximum x 13' 7" maximum (4.01m maximum x 4.14m maximum)
This floor forms the heart of the home, with areas for relaxing, play, cooking and dining. The open plan layout enables flexible use of the space. The living / play area features a gas controlled feature fireplace, 2 double and 2 tall GCH radiators, and a front facing basement window, and is currently used as a cinema room.

Kitchen/Diner

20' 3" maximum x 23' 11" maximum (6.17m maximum x 7.29m maximum)
This beautiful bespoke kitchen was designed and fitted by My Father's Heart comes equipped with an integrated dishwasher, fridge - freezer, double oven, oven/grill, microwave oven and warming draw. The island unit houses the induction hob and extractor fan. The cupboards are complimented by beautiful granite work tops, wooden shelves and mirror effect splash back. The dining area has space for a large family dining table. There are 2 sets of French doors leading onto the garden patio area, and an additional large window with space for window seat.

First Floor Accommodation

Landing

GCH radiator, airing cupboard with ample storage space.

First Floor Family Bathroom

10' 3" maximum x 9' 6" maximum (3.12m maximum x 2.90m maximum)
Large traditional bathtub, walk in shower, vanity unit with basin, low flush toilet and built in storage cupboard. Tall traditional style GCH column radiator, and original feature fireplace. Double glazed sash window to the rear with obscured glass.

Master Bedroom

14' 2" maximum x 14' 7" maximum (4.32m maximum x 4.45m maximum)
A good sized master bedroom with front facing original leaded sash windows, and the original feature fireplace (capped off). Traditional style GCH column radiator.

En-Suite

10' 6" maximum x 8' 5" maximum (3.20m maximum x 2.57m maximum)
A walk in shower, low flush toilet, towel GCH radiator & vanity unit. Original leaded single glazed sash window.

Bedroom 2

16' maximum x 13' maximum (4.88m maximum x 3.96m maximum)
Original feature fireplace (capped off), rear facing double glazed sash window, GCH radiator.

Second Floor Accommodation

Bedroom 3

16' maximum x 12' 11" maximum (4.88m maximum x 3.94m maximum)
A double GCH radiator and a large double glazed, rear facing sash window.

Bedroom 4

14' maximum x 14' 9" maximum (4.27m maximum x 4.50m maximum)
A double GCH radiator and a large double glazed, side facing sash window.

Bedroom 5

10' 3" maximum x 9' 8" maximum (3.12m maximum x 2.95m maximum)
Large rear facing velux window and a GCH radiator.

Second Floor Bathroom

Walk in shower, low flush toilet, sink basin, bathtub, side facing velux window and GCH radiator.

Loft Space

Accessed through the second floor landing with pull down stairs, boarded and fully insulated.

Outside

Enclosed sizeable rear garden. Driveway with space for 2 cars to the front of the property with an electric car charging point & wiring for second point.



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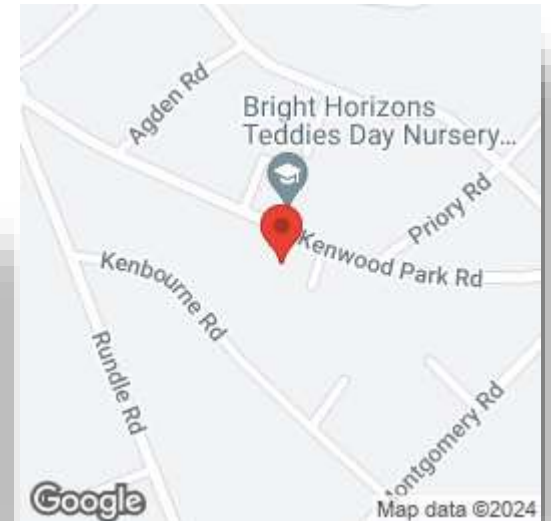
welcome to

Kenwood Park Road, SHEFFIELD

- INCREDIBLE DETACHED FAMILY HOME
- GENEROUS FIVE BEDROOMS
- LARGE OPEN PLAN LIVING SPACE WITH A BESPOKE FITTED KITCHEN
- TWO ADDITIONAL RECEPTION ROOMS
- TWO BATHROOMS AND AN ENSUITE

Tenure: Freehold EPC Rating: Awaited

£950,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBC106957 - 0006

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