











## 7 Whirlow Park Road

Whirlow • Sheffield • S11 9NN

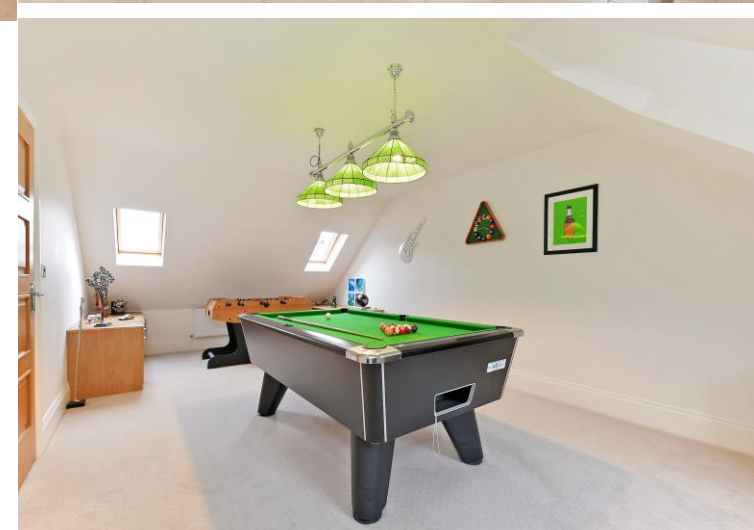
£1,250,000

A fabulous 6 double bedroom and 4 bathroom detached house with a generous size garden, adjoining Ecclesall Woods, on one of Sheffield's most prestigious roads. Built in 2007, offering beautifully presented accommodation on three floors, measuring an impressive 3,713 sq.ft. Features include an electric gated entrance, a Video entry system, three reception rooms, a modern kitchen, a stunning master bedroom suite, stylish family bathroom and en-suites. Landscaped gardens, a block-paved driveway, and a double garage with a remote control door. Benefits from gas central heating and underfloor heating, double glazing, and a security alarm. Carpets included. Freehold. On the ground floor, there is a lovely reception hall, making an immediate positive impression, having oak flooring and a solid oak staircase with a galleried landing above. Off the hallway, there is a cloakroom with a modern, white, WC and wash basin. The lounge is a generous size with neutral tones, a focal remote control fire, and sliding doors onto a decked terrace, with a garden and woodland outlook. The dining room is positioned between the lounge and the kitchen, with glazed panel French doors connecting the three areas. The dining room also has French doors onto the rear garden, ideal for entertaining. The kitchen has a range of pale grey, gloss fronted units, finished with granite work-surfaces, matching splash-backs, and a tiled floor. The ground floor benefits from underfloor heating. There is a popular central island with a breakfast bar, acting as the hub of the home. Included within the sale is an integrated double oven, a microwave oven, an induction hob with an extractor above, a dishwasher, and an American style fridge freezer. The kitchen has windows to three sides, French doors onto the decked terrace, and four electric rear Velux windows. The adjoining utility room has further matching units, provision for further appliances, a side external door, and houses the Vaillant boiler, which was fitted in 2020. The ground floor is completed with a home office, fitted out with a range of office furniture. On the first floor, there is a landing with oak doors, neutral tones, and oak staircases. The master bedroom suite consists of a double bedroom overlooking Ecclesall Woods, with an open plan design into a lounge, along with a walk-in dressing room and a fully tiled en-suite, with a bath, separate shower, wash basin and WC. There are three further double bedrooms, all well-presented, one having an en-suite shower room. The family bathroom is a generous size, fully tiled, with a bath, a double shower enclosure, his and her wash basins, and a WC. The first floor also has a walk-in drying room housing the hot water cylinder. On the second floor, there are a further two double bedrooms, both spacious, along with a modern shower room, which has a Jack and Jill design for one of the bedrooms and a door to the landing. Both second floor bedrooms have some fitted furniture. The pool table is included within the sale. There is a ceiling hatch with a ladder to a loft. Outside, electric gates with a video entry system open onto a block-paved driveway, with landscaped gardens and borders to create privacy. The double garage is alarmed and has power and lighting. There is access to both sides of the property into a stunning rear garden, mainly lawned, with a decked terrace, planting, outside lighting, hedging or fencing, again for privacy. There is a rear gate into Ecclesall Woods, creating a beautiful backdrop. The shed is included. Whirlow Park Road is an enviable location, well-served by shops and amenities, highly regarded local schools, a range of recreational facilities, and access links to Dore Train Station, the hospitals, universities, city centre, and the Peak District.









- Fabulous Detached House
- 6 Double Bedrooms & 4 Bathrooms
- Freehold. Built in 2007 over 3 Floors
- Spacious with 3,713 sq.ft
- Beautiful, Larger, Lawned Garden

- Adjoining Ecclesall Woods
- Modern Kitchen, Bathroom & En-Suites
- Electric Gated Entrance
- Block-Paved Driveway & Double Garage
- One of Sheffield's Most Prestigious Roads





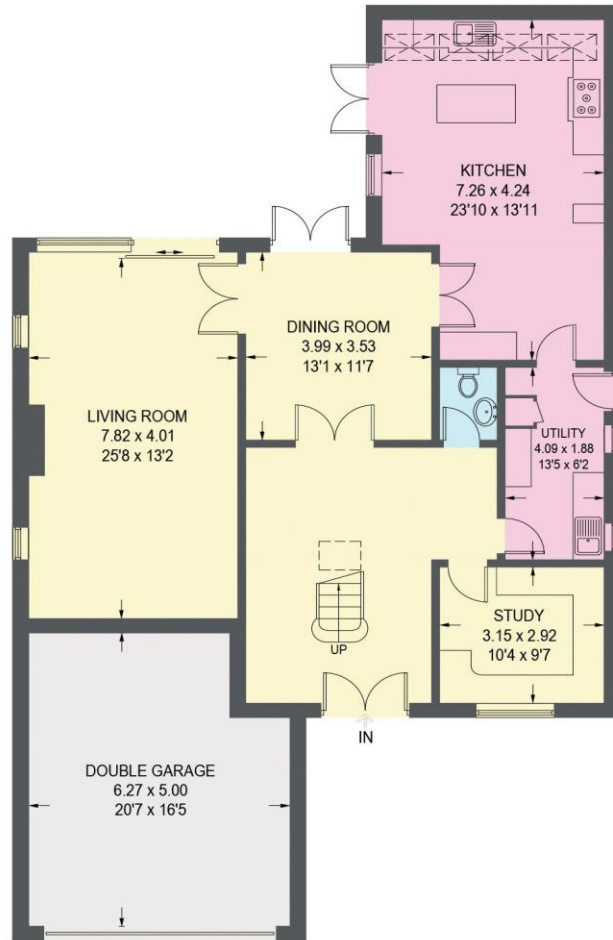


# 7 WHIRLOW PARK ROAD

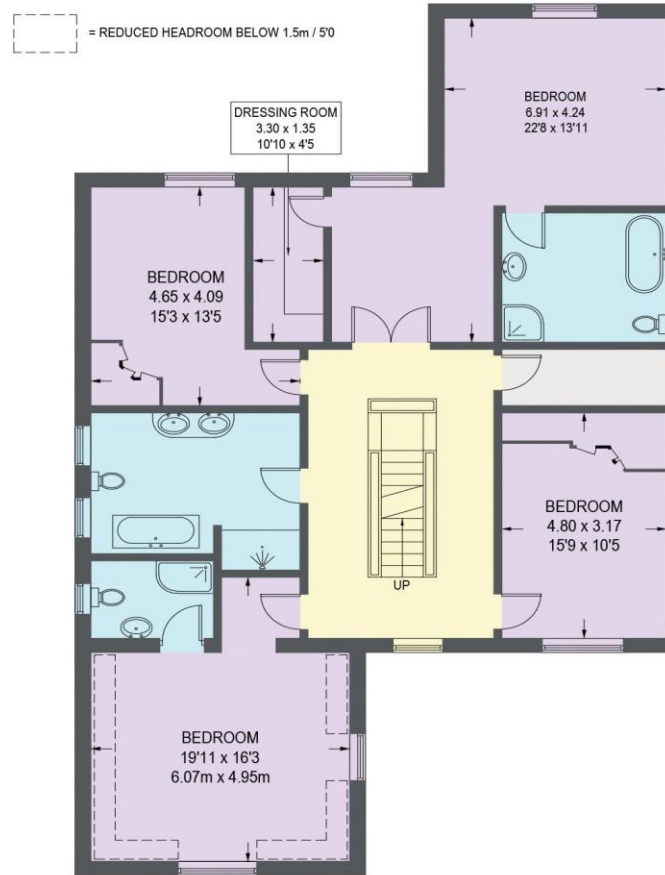
APPROXIMATE GROSS INTERNAL AREA = 345 SQ M / 3713 SQ FT

DOUBLE GARAGE = 29.2 SQ M / 314 SQ FT

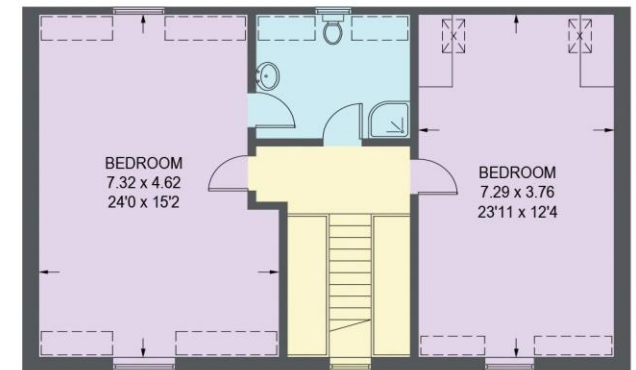
TOTAL = 374.2 SQ M / 4027 SQ FT



**GROUND FLOOR (EXCLUDING GARAGE)**  
120.3 SQ M / 1295 SQ FT



**FIRST FLOOR = 144.4 SQ M / 1554 SQ FT**



**SECOND FLOOR = 80.3 SQ M / 864 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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