







The Lodge

12 Blue Ridge Close • Dore • Sheffield S17 3JU

Guide Price £1,200,000 - £1,275,000

A fabulous 5/6 double bedroom and 3 bathroom stone detached house for sale in Dore. Built in 2007, offering spacious accommodation over three floors, measuring an impressive 3,651 sq.ft. Improved by the current owners with no expense spared and an eye for detail to create a stunning family home on an extremely popular cul-de-sac. Features include three beautiful reception rooms with designer wallpaper, a larger size kitchen acting as the hub of the home with an expanse of units and Miele appliances, a home office, a super master bedroom with a dressing room and en-suite, a high-end family bathroom, quality floor finishes, a landscaped garden, block-paved driveway, and a double garage with an electric door and an Easee electric car charging point. Benefits from gas central heating with a new boiler in 2021, which is under warranty, some under-floor heating, triple-glazing, an integrated Bose sound system in the lounge and kitchen, and a security alarm. Carpets included. Freehold. On the ground floor, the front door opens into a reception hall, which enhances the quality of the finish, which is evident throughout the property. There is a stone tiled floor, stylish wallpaper, and an oak staircase with a useful cupboard beneath. A door opens into a cloakroom with a white, Villeroy and Boch suite. The main lounge is spacious and beautifully presented, with a focal stone fireplace and a grate and log effect gas fire. There are front windows and rear, glazed, French doors onto a garden terrace, catching the afternoon sun. The dining room has in-trend wallpaper and glazed French doors into the living kitchen and a separate family room. The family room is a lovely room, connected to the garden, so ideal for everyday use and entertainment. It has a high vaulted ceiling, a light and airy feel with neutral tones, a continuation of the stone tiled floor, with underfloor, zoned heating, and bespoke blinds, which are included within the sale. The kitchen acts as the hub of the home, generous in size, with an expanse of oak in-frame fitted units with granite worktops and a popular central island with a six-seater breakfast bar. There is a stone tiled floor, four rear windows with a garden outlook, and provision for a wall-mounted TV. Included within the sale is a range of Miele integrated appliances, including an oven, a combi oven, warming drawer, induction hob with an extractor above, and a dishwasher. Also included is a wine fridge and an American style fridge freezer, which is plumbed-in with filtered water and an ice machine. A utility room completes the ground floor accommodation, having a further range of matching oak units, granite tops, an additional wine fridge, provision for further appliances, a cupboard housing the Vaillant boiler, and a rear external door. On the first floor, there is a landing, a master bedroom suite, two further double bedrooms, a home office, and a family bathroom. The master bedroom provides the perfect suite for the parents, beautifully presented with an open plan design into a dressing room with modern fitted wardrobes, and a stunning, refurbished en-suite with a Villeroy and Boch suite, Hansgrohe fittings, and tiling from Porcelanosa, including Warm-Up Pro underfloor heating. There is a freestanding bath, a double shower enclosure, a vanity wash basin, WC, and a mirror fronted cabinet with lighting. Bedrooms 2 and 3 are both immaculately presented with modern fitted wardrobes. The family bathroom has also been refurbished, regardless of expense, following a similar theme to the main en-suite, with stylish tiling, a freestanding bath, a double shower enclosure, shelving to the alcoves, a vanity wash basin, WC, and a mirrored cabinet with lighting. A light and airy home office completes the first floor, having a higher ceiling with feature front windows, and a solid oak floor. The office could be used as a sixth bedroom if needed. Stairs rise to the second floor, where there are a further two, larger size bedrooms, one with a solid oak floor, the other with modern fitted wardrobes and an en-suite shower room. One of the bedrooms is currently used as a gym. Outside, the property commands an enviable position in the corner of a block-paved cul-de-sac with parking bays. The Lodge has a block-paved driveway for numerous cars, adjoining manicured planted borders. The driveway leads into a double stone built garage with a slate tiled roof, an electric door, power, and lighting. Gated access to both sides of the property leads into a landscaped garden, extending to two sides, mainly lawned with planted borders, fencing for privacy, and stone flagged terraces with lighting. Blue Ridge Close is an extremely popular cul-de-sac in one of Sheffield's most prestigious locations, well-served by local shops and amenities in Dore Village, including cafes and restaurants, highly regarded local schools, recreational facilities, public transport, including Dore Train Station, and access links to the city centre, hospitals, universities, and the Peak District. EPC Rating C. Council Tax Band G.





- Attractive Stone Detached House
- 5/6 Double Bedrooms & 3 Bathrooms
- Fabulous, Immaculate Interior. A Must See
- Hub of Home Kitchen with Miele Appliances
- 3 Beautiful Reception Rooms & Home Office

- Stunning Master Bedroom Suite
- Built in 2007 & Freehold. 3,651 sq.ft.
- Block-Paved Drive & Double Garage
- Landscaped Lawned Gardens
- Improved by Sellers Regardless of Expense



12 BLUE RIDGE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 313.4 SQ M / 3373 SQ FT

GARAGE = 25.8 SQ M / 278 SQ FT

TOTAL = 339.2 SQ M / 3651 SQ FT

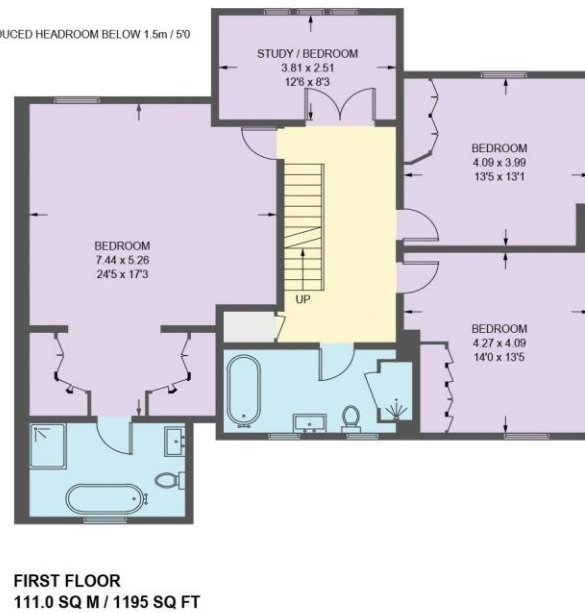
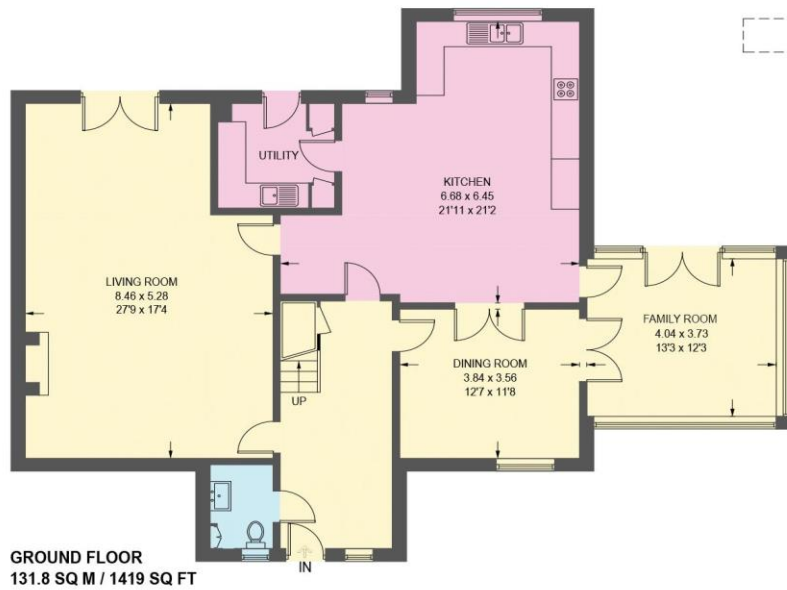


Illustration for identification purposes only, measurements are approximate, not to scale.

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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