







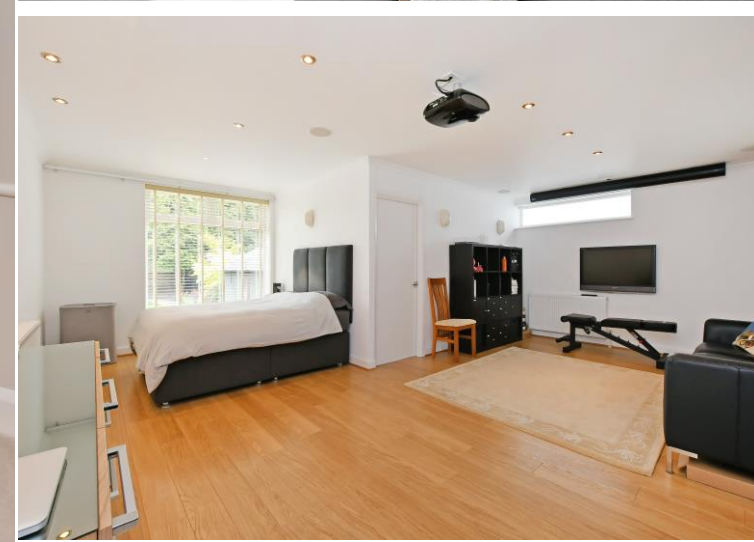
14 Whiteley Lane

Fulwood • Sheffield • S10 4GL

Guide Price £895,000 to £950,000

A fabulous 4/5 double bedroom and 4 bathroom detached house commanding an enviable position in Fulwood. Stunning, light and airy accommodation on two floors, measuring an impressive 2,914 sq.ft. Features include a charming lounge, a popular, spacious, open plan living kitchen, a large utility room, a ground floor rear extension offering versatility with two rooms and a shower room, four first floor double bedrooms, two with ensembles, along with a family bathroom. Benefits from gas central heating, majority double glazing, a security alarm, and CCTV. Set within beautiful lawned gardens with a front double driveway. Highly regarded location. Freehold. No chain. On the ground floor, there is a reception hall making an immediate positive impression, having a light and airy feel, which flows throughout the property, Amtico oak effect flooring in a Herringbone design, and feature wallpaper. At the far end of the hallway is a cloakroom with tiled walls, a modern vanity wash basin, and WC. The lounge is a charming reception room with designer wallpaper, a focal fireplace with an electric fire, French doors onto a garden terrace, and double doors opposite into the open plan living kitchen. The open plan space comprises of a bay windowed snug area, a dining area, and the kitchen. The snug and dining room are both at the front with a pleasant outlook, the snug having a bay window. The kitchen area is a generous size with an extensive range of cream fronted fitted units with granite worktops, including a central island with a breakfast bar. Three Georgian style side sash windows provide lots of natural light. Included within the sale is an Aga set within an oak surround with a tiled inset, a microwave oven, dishwasher, fridge, wine fridge, and a freezer. The open plan space acts as the hub of the home, ideal for everyday use and entertaining. Off the reception hall, there is a spacious utility room, housing a range of fitted units and having provision for further appliances. There are front and rear windows, and this room houses the Vaillant boiler and the hot water cylinder. There are two boilers within the property, this one supplying the main house, both boilers have been renewed recently. Those wanting a garage could convert this space, subject to any necessary consents. The property was extended at the rear many years ago to create a rear entrance lobby, a spacious room, a home office, and a modern shower room. It has a separate gas central heating boiler and offers versatility as it can be used as a fifth bedroom and a home office, or it could be a playroom, music room, or offer valuable space for a dependent relative. There is direct access to the garden. On the first floor, there is a landing with a rear window, with a garden outlook, and a ceiling hatch with a pull down ladder to the loft, providing useful storage space. There are four double bedrooms, two with ensembles, and a family bathroom. The main bedroom has a range of bespoke fitted furniture, designer wallpaper, a pleasant outlook at the front, along with a door into an ensuite with a double shower enclosure, a Duravit vanity wash basin and WC, matching wall cabinet, mirrored unit over the wash basin, and a contemporary radiator. The further three double bedrooms are all beautifully presented with modern tones and tasteful wallpaper, all with quality fitted furniture, and stylish window designs to create lovely rooms, with built in blinds, and pleasant outlooks. The second ensuite shower room and the family bathroom both have modern suites and stylish tiling. Outside, the property is screened from the road by mature, well-kept hedging to provide privacy. There is a well maintained lawned front garden with an array of planting. There will be a front double driveway. To one side there is a mature planted border, leading to access to the rear of the property, which has a generous size garden with a newly laid lawn, new fencing, borders, a large York Stone terrace, and a Breeze House circular gazebo with open sided covered seating area, ideal for alfresco dining and entertaining. The owners are close to completing the construction of a single storey dwelling at the bottom of what was a large garden. They will be moving into this, and they will be your neighbour. To complete the scheme and as part of the sale, they will be re-rendering the gable of the original house, creating a double driveway at the front of the property, fitting more units in the utility room, and completing the fencing along the side of the patio. The front driveway and the driveway to their new dwelling will have a tarmac finish. They are constructing a garage within their new garden. Plans and any further details can be provided upon request. The property had solar PV panels installed in September 2010, which benefit from a Feed In Tariff. Whiteley Lane is a highly sought after road in Fulwood, well served by local shops and amenities, reputable schools, recreational facilities, including close access to Forge Dam and the Mayfield Valley, public transport, and links to the city centre, hospitals, universities, and the train station.



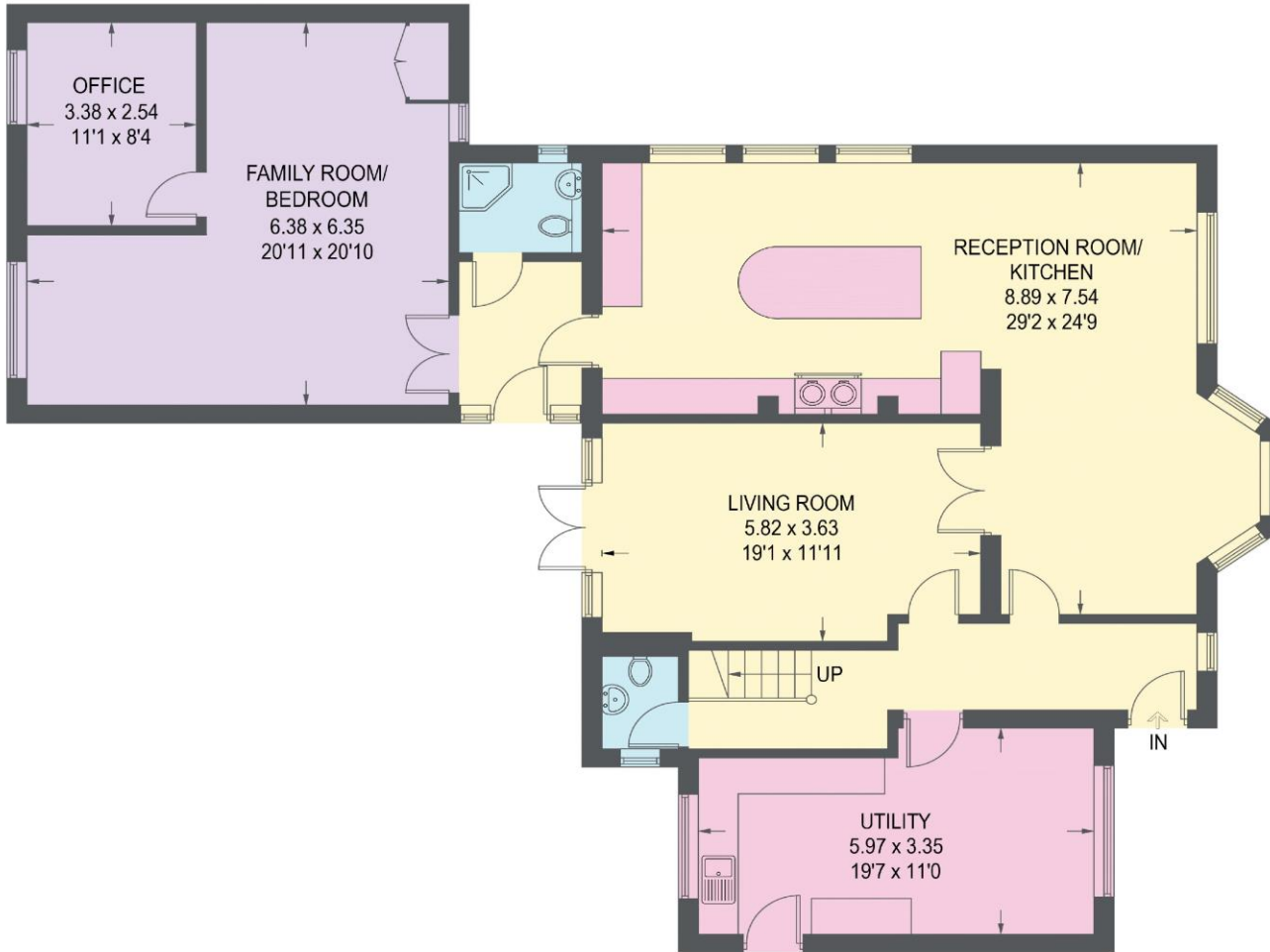


- Fabulous Detached House in Fulwood
- 4/5 Double Bedrooms & 4 Bathrooms
- Freehold & No Chain
- Spacious over 2 Floors with 2,914 sq.ft
- Open Plan Living Kitchen
- Ground Floor Rear Extension
- Stunning Interior. A Must See
- Beautiful Lawned Gardens
- Double Front Driveway
- Close to Forge Dam & Mayfield Valley

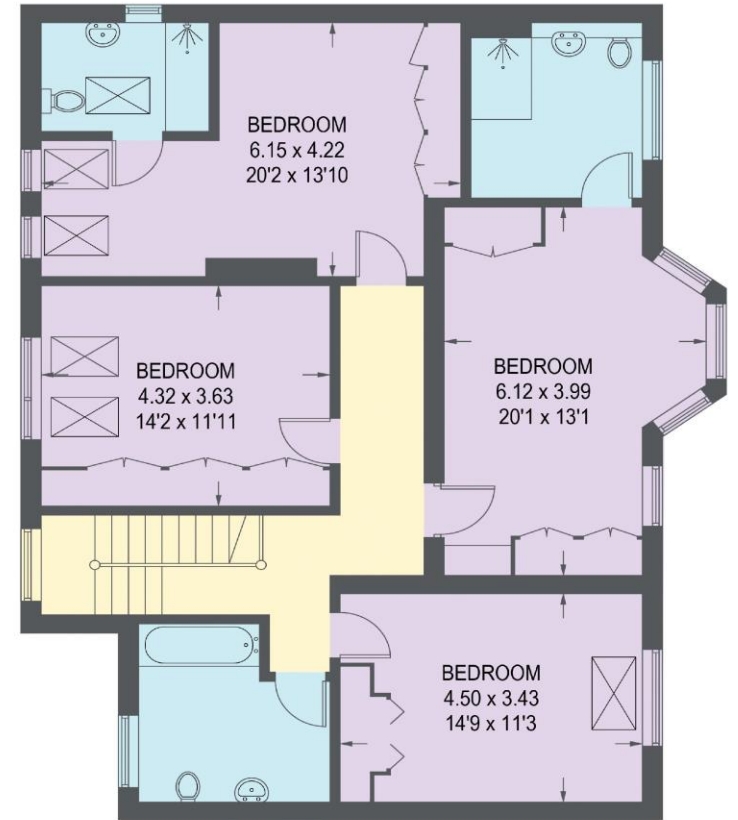


14 WHITELEY LANE

APPROXIMATE GROSS INTERNAL AREA = 270.8 SQ M / 2914 SQ FT



GROUND FLOOR = 157.8 SQ M / 1698 SQ FT



FIRST FLOOR = 113 SQ M / 1216 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868