



21 Wentworth Avenue, Whirlowdale Park, Sheffield, South Yorkshire S11 9QX

Offers In The Region Of £850,000

- DETACHED FAMILY RESIDENCE
- NO CHAIN
- CLOSE TO OPEN COUNTRYSIDE
- GAS CENTRAL HEATING
- LARGE MATURE GARDENS
- FOUR BEDROOMS
- SOUGHT AFTER RESIDENTIAL AREA
- UPVC DOUBLE GLAZED
- DOUBLE GARAGE

Andersons are proud to present to the market this delightful four bedroom detached family residence which is situated on this exclusive estate within this most sought after area. The property offers versatile family accommodation and enjoys rooms of excellent proportion, with potential for further extension and development (subject to the usual permissions). The property benefits from gas central heating, UPVC double glazing, driveway which provides ample off road parking and attractive private rear garden with lawns and patio area. Without a doubt an internal viewing is necessary for the accommodation to be fully appreciated.

The Whirlowdale Park development is situated in a very popular leafy suburb between Ecclesall Woods and Ecclesall Road South and accessed from Abbey Lane. This area is a firm family favourite due to its highly regarded schooling for all age groups. Also, the close proximity of Ecclesall Woods provides opportunities for picturesque walks at the weekend with links out along the Limb Brook towards the Limb Valley, Ringinglow and the beautiful surrounding countryside of the Peak District National Park. Sheffield city centre can be approached via regular transport links running along the Ecclesall Road South and is situated approximately four miles away and amenities can be found at either Banner Cross, Millhouses or at the centre of the pretty village of Dore.

The accommodation Briefly comprises: Entrance Hall, Study cloakroom w/c, Living Room, Dining Room, Conservatory, Kitchen, inner lobby, Large Utility Room and Shower Room. First Floor Landing, Master Bedroom with En-Suite Bathroom, Three further Bedrooms and Family Shower Room.



Council Tax Band: G



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Accessed via a UPVC entrance door with ornately stained and leaded side panels. There is parquet flooring, cornice and rose to the ceiling, two central heating radiators and a useful under stair storage cupboard. A staircase leads to the first floor accommodation.

STUDY

12'1" x 8'5"

Having bespoke, built in display and storage cupboards, parquet flooring which leads from the hallway, coving to the ceiling, a central heating radiator and a front facing double glazed window.

CLOAKROOM W/C

Having a low flush WC and a vanity wash handbasin with storage below. There is tiling to the walls and floor, a single glazed window and a central heating radiator.

LIVING ROOM

25'6" x 13'10"

A grand reception room with fantastic dimensions and benefiting from a front facing double glazed bay window, two central heating radiators, ornate cornices, decorative niches, ceiling roses and a feature fireplace with timber surround marble effect inlay and inset gas fire. UPVC double glazed French doors with matching side panels lead into the conservatory and glazed double doors lead into the dining room.

DINING ROOM

12'9" x 10'9"

A formal dining room which benefits from ornate cornice to the ceiling, a central heating radiator and sliding doors which lead out into the conservatory.

CONSERVATORY

23'4" (max) x 12'9" (max)

Having UPVC double glazed windows with leaded and stained top lights and UPVC French doors which lead out onto the rear garden. There is power, wall lights and a ceiling fan light.

KITCHEN

15'0" x 9'8"

Fitted with a comprehensive range of units above and below roll top works surfaces, incorporated within is a single drainer, 1 1/2 bowl sink with mixer tap, Neff double oven, Neff four ring gas hob with extractor over and a dishwasher. There are tiled splash backs, space for a freestanding fridge freezer, coving to the ceiling, a central heating radiator, a single glazed window, which looks into the conservatory, and a double glazed window which looks onto the rear garden.

SIDE LOBBY

20'6" x 4'0"

UPVC entrance doors provide through access from the front to the rear of the property. There is a boiler cupboard which houses the 'Ideal' boiler (installed 2023) and the 'Main' hot water cylinder tank.

UTILITY ROOM

16'11" (max) x 16'0" (max)

Currently used as a utility room, but offering a myriad of other uses. Having a range of units above and below top work surfaces incorporating within is a single drainer one and a half bowl stainless steel sink with mixer tap below, units for dishwasher, washing machine and tumble dryer. The floors and walls are tiled, there are useful storage covered and the two rear facing UPVC double glazed windows

SHOWER ROOM

5'2" x 3'8"

Being fully tiled and having an enclosed shower cubicle with electric shower.

FIRST FLOOR

LANDING

Having a side facing double glazed window, spindle balustrade, two central heating radiators, a useful storage cupboard and access to loft storage space.

MASTER BEDROOM

25'1" (max) x 13'10" (max)

A well proportioned master bedroom which benefits from dual aspect double glazed windows, two central heating radiators, coving to the ceiling and a dressing area with two built-in double wardrobes offering hanging and shelf storage.

ENSUITE BATHROOM

9'0" x 7'4"

Fitted with a four piece suite incorporating a Jacuzzi style bath with thermostatic shower over, low flush WC, a bidet and a pedestal wash hand basin. There are marble tiles to the walls, a rear facing double glazed window and a central heating radiator.

BEDROOM TWO

12'5" x 10'8"

Having a front facing double glazed window and a central heating radiator.

BEDROOM THREE

10'2" x 9'0"

Having a rear facing double glazed window which overlooks the lovely rear garden, a central heating radiator and two built-in wardrobes with hanging and shelf storage.

BEDROOM FOUR

10'1" x 8'5"

Having a front facing window and a central heating radiator.

SHOWER ROOM

8'10" x 7'3"

Fitted with a four piece suite comprising of a large shower cubicle with twin head thermostatic shower, a bidet, a pedestal wash hand basin and a low flush WC. There are ceramic tiles to half level, a central heating radiator and rear facing double glazed window.

OUTSIDE

To the front of the property sees a lawn garden with mature trees and shrub beds, a block paved driveway provides car standing space for a number of vehicles and in turn leads to the double garage. A block paved path leads to the front door and also a secure gate which leads to the rear garden. There is a superbly proportioned plot to the rear with paved patio, lawned areas and well established mature trees and floral/shrub beds.

DOUBLE GARAGE

17'8" 16'7"

Having electric up and over double doors, two side personnel doors, quarry tiled floor and storage cupboard. Off the garage is a.;

SEPARATE W/C

5'0" x 4'6"

Have a low flush WC and wash hand basin.

GENERAL

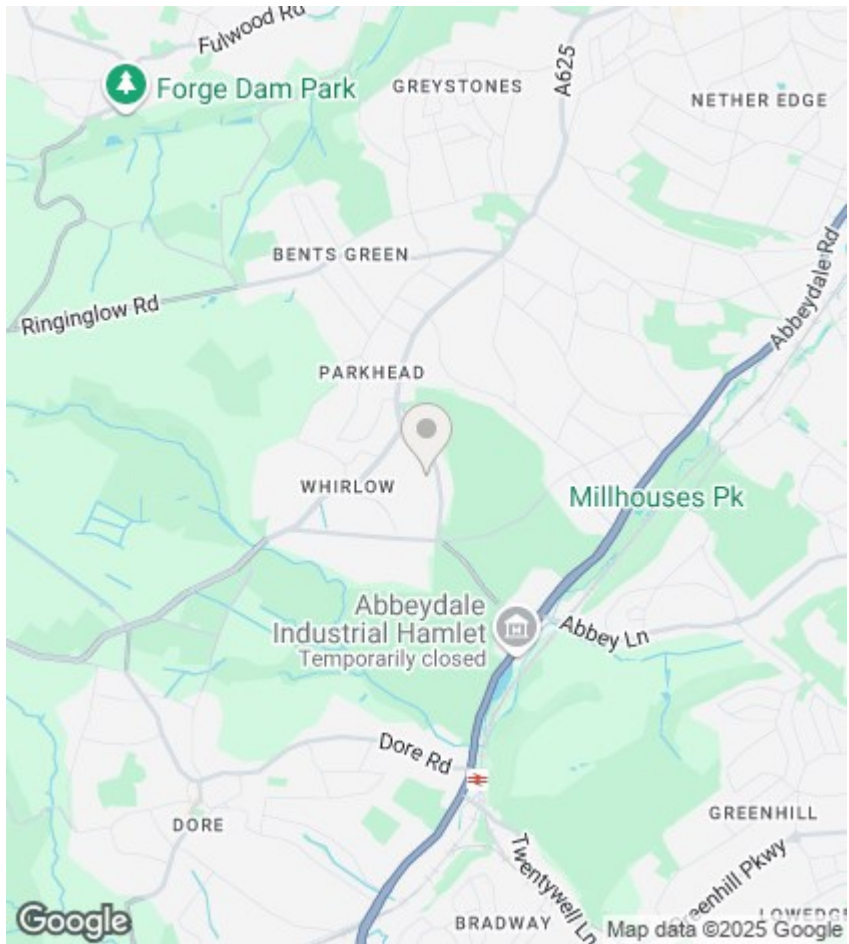
The sale of this property is subject to Probate. The application has been submitted and we anticipate the Grant of Probate to be returned within the time line of a 'normal' sale. However we cannot guarantee this so please take this into consideration if you wish to offer on this property.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. No tests have been carried out on any appliances, fires and boilers and any mention of these relates to their physical presence and not their working condition.

We are informed by the seller that the tenure of this property is Freehold, however legal confirmation will be provided at point of sale. Please consult us for further details.







Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating: TBC
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

