



## 31 Dover Road, Botanical Gardens, Sheffield, South Yorkshire, S11 8DH

Offers In The Region Of £699,950

- Beautiful semi-detached Edwardian home retaining many period features
- NO CHAIN
- Walking distance to Sharrow Vale Road, with its artisan shops, restaurants and cafes
- Off road parking for one vehicle
- Timber framed windows, some with sash openers
- Five good sized bedrooms
- Located on a highly desirable road, walking distance to university and hospitals
- Backs directly onto the Botanical Gardens
- Gas Fired Central Heating
- Well-stocked traditional garden with original outhouse that has electricity and water supply

# 31 Dover Road, Sheffield S11 8RH

For sale for the first time in almost fifty years, a prominent five-bedroom Edwardian property at the top end of a sought-after road. A much-loved family home backing directly onto the Botanical Gardens, the property is likely to be of interest to a family, who require well-proportioned and flexible accommodation across three floors.

Built in the early 1900s, the property retains many period features such as high skirting boards, picture rails, timber sash windows, large fireplaces and a stunning corner five panel bay window. The property benefits from gas fired central heating, a wrap-around garden with paved patio, original outhouse, well-stocked flower beds, a driveway for one car, attic storage space and large, original cellars.

Dover Road is ideally located next to the award-winning Botanical Gardens and is within a few minutes walk of the bustling and vibrant Sharrow Vale/ Ecclesall Road area. There are excellent transport links to the city centre and out towards the Peak District National Park. The property is also in walking distance to the university, the main hospitals and all private schools.



Council Tax Band: E



## ACCOMMODATION

### FIRST FLOOR

#### ENTRANCE HALL

Providing an instant great first impression of the size and feel of the accommodation of this fantastic property. The large original entrance door is inlaid with a stained glass panel and has a matching top light, there is a central heating radiator and original wooden staircase to the first floor.

#### SITTING ROOM

15'2" (max) x 14'2"

Glazed double doors lead from the hallway into a lovely sitting room, with an impressive timber framed double glazed sash-windowed bay. There are two central heating radiators, a picture rail, high skirting boards and a fabulous period fireplace, with natural stone back and hearth and inset log burner.

#### DINING ROOM

13'5" (into bay) x 13'2"

Another impressive reception room with front-facing timber framed double glazed bay window, a central heating radiator, picture rail, high skirting boards and a further period fireplace with tiled back. Glazed double doors lead into both the entrance hall and kitchen.

#### BREAKFAST KITCHEN

19'3" (max) x 11'1" (max)

A large room fitted with a comprehensive range of modern units above and below, 'Corian' work surfaces with tiled splash backs and a twin Corian molded/seamless sink with mixer taps. Incorporated within the unit is an AEG double electric oven, five ring gas hob with extractor over, fridge freezer, microwave and dishwasher. There is a rear patio-facing timber framed window, a breakfast bar, under stair storage cupboard and an area suitable for a large table and chairs. The cellars are accessed via a trap door from this area.

#### CELLAR AREA

5'10" x 6'2"

Offering great storage potential and housing the electric meter and consumer unit,

#### CELLAR ONE

12'9" x 6'0"

Offering great storage potential.

#### CELLAR TWO

12'5" x 6'2"

Offering great storage potential and housing the gas meter and cold slab.

#### UTILITY ROOM

7'6" x 6'9"

With fitted units above and below, work surfaces and incorporating a stainless steel sink with mixer tap. There is a laundry cupboard which has space and plumbing for an automatic washing machine and space and vent for a tumble dryer along with the Vaillant combination boiler. A garden-facing timber framed double glazed window and entrance door opens to the rear patio garden.

### FIRST FLOOR

#### LANDING

Having a central heating radiator, picture rail, spindle balustrade and access to bedrooms, bathroom and further staircase leading to the second floor.

#### BEDROOM ONE

18'0" (max) x 12'0"

A beautiful principal bedroom benefiting from a timber framed double glazed corner bay window with panoramic views over rooftops. There is also a picture rail and two central heating radiators.

#### BEDROOM TWO

15'8" (into bay) x 13'1"

Having a timber framed double glazed bay window providing some views onto the Botanical Gardens with built-in seating

and storage below, a large built-in cupboard which houses hanging space and shelving, picture rail and a central heating radiator.

#### JACK AND JILL ENSUITE BATHROOM

7'4" x 6'8"

With access from both bedroom two and three. Fitted with a three-piece Laufen suite comprising of a panelled bath with mixer shower taps, a vanity wash hand basin and low flush WC. There are complementary tiled splash backs, a heated towel radiator, built in storage and a rear facing timber framed window with obscured glass.

#### BEDROOM THREE

13'0" x 11'3"

Having a side facing fixed panel double glazed timber framed window, a rear facing timber framed window facing towards the Botanical Gardens, picture rail and a central heating radiator.

#### BATHROOM

8'9" x 5'10"

Fitted with a three-piece Heritage suite comprising of a panelled bath with shower mixer taps and an electric shower over, a vanity wash hand basin and low flush WC. There are tiled splash backs, a heated towel radiator and a timber framed double glazed sash window with obscured glass.

### SECOND FLOOR

#### LANDING

With built in shelving and a spindle balustrade.

#### BEDROOM FOUR

16'3" x 13'5"

A well-proportioned bedroom which benefits from a rear facing timber framed double glazed sash window providing views onto the Botanical Gardens, a central heating radiator and a range of fitted storage cupboards.

#### BEDROOM FIVE

11'5" x 11'1"

Having a front facing double glazed timber framed dormer window with single glazed side panels, a central heating radiator and access to attic storage room. Subject to relevant planning and building regulations, the second floor could be re-configured to provide a further bathroom.

#### OUTSIDE

The property stands on an imposing corner plot at the head of this popular road. Stone flagged steps wind up to the front door, passing the well-stocked and well maintained wrap around flower beds. To the rear of the property is a pleasant patio area with block paving and access to the original outhouse which has plumbed cold water and electricity supply. Steps with wrought iron railings lead to the block paved car parking space.

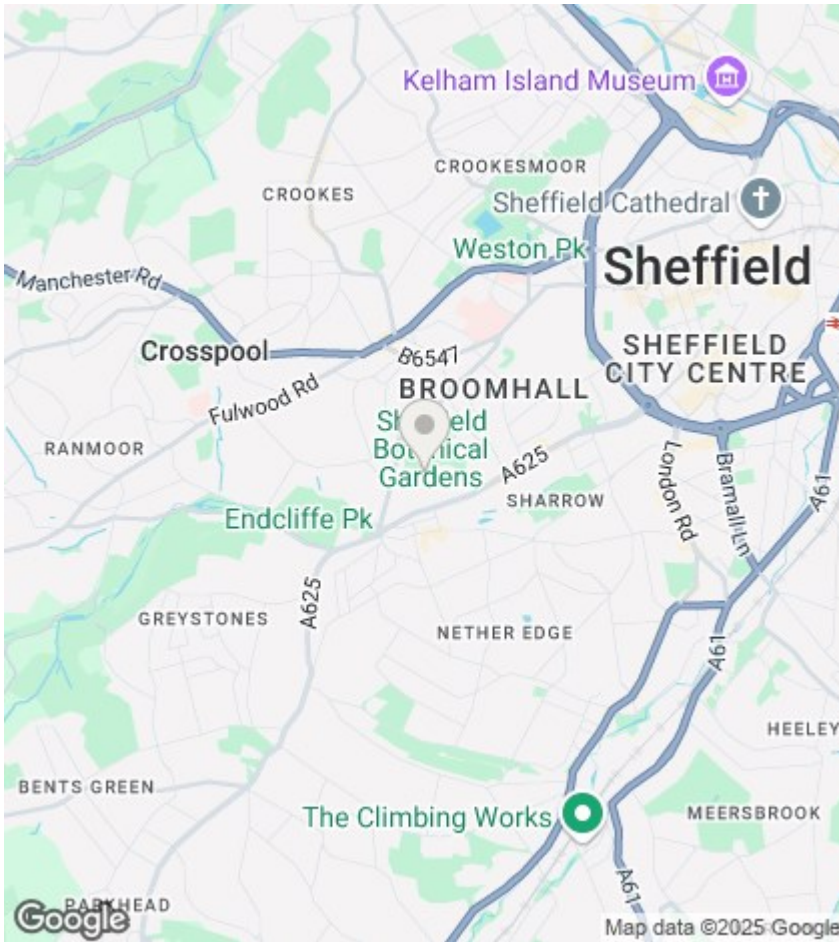
#### WORKSHOP

Being well presented and offering a wide range of potential uses. Currently split into three zones which provides a W/C, timber storage and useful utility space.

#### 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 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.



## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			77
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

