



9, Ashfurlong Park, Sheffield, S17 3LD

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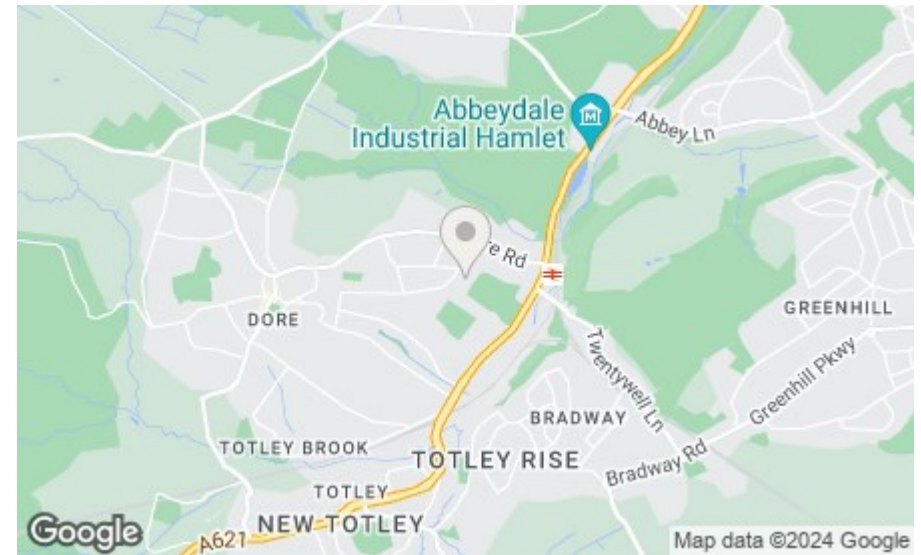
Description

Ashfurlong Park is a quiet cul de sac that is accessible from the bottom of Cavendish Avenue. This stunning home has undergone a total transformation in recent years and now offers accommodation of the highest calibre laid out over two floors. The range of accommodation is also very versatile with the conversion of the original double garage now providing a large, ground floor double bedroom/further reception room and also a home office that is accessible from both the rear garden and the impressive, principal bedroom via a bespoke spiral staircase, perfect for those who want some definition between their home life and work. This luxurious property would be ideal for the family market as it has five/six bedrooms (two of which are ensuite), two/three reception areas and a fabulous, open plan dining kitchen that features copper worktops, a wood burning stove in the snug section and two sets of bi-folding doors opening to the rear terrace. For those who require space for a dependent relative or perhaps visiting parents the ground floor bedroom and adjacent W.C. will also provide options and the remaining section of the garage could also be converted into an additional bathroom if required (subject to regs). The gardens at number 9 include a working garden, side plot that has two wood stores and space for the bins while the rear garden has a level area of lawn, a decked terrace and a paved, BBQ patio that is situated outside the kitchen bi-folding doors. The gardens continue to the rear where railway sleepers have been used to raise flower beds that have a range of bamboos and Acers to provide an almost tropical feel. Outside the doors to the office the remaining garden area features a large hot tub that may be available to purchase via a separate negotiation. Dore Village is one of Sheffield's most desirable neighbourhoods, first class schooling, countryside walks and a host of sporting facilities make it a firm favourite with the family market and there are numerous bars, restaurants and pubs that combine to give the area a thriving social scene. The property will also suit those buyers who wish to commute out of the city via train as it situated two minutes walk away from the busy Dore and Totley Train Station that is currently being redeveloped to provide speedier links on the Hope Line to both The Peak District and Manchester and even quicker links into the centre of town.

- A luxurious principal suite offering excellent proportions and a concealed, walk in wardrobe behind the feature, panelled wall.
- Three modern bathrooms including two ensembles and a proper gas fired central heating system with tank that provides an abundance of hot water for all.
- Large sitting room with bay window, contemporary fireplace and internal doors to the kitchen snug.
- Fabulous, open plan dining kitchen with statement copper worktops to the central island unit and work surfaces, and a bank of bi-folding doors opening onto the garden.
- Snug area with a wood burning stove for cosy winter nights and bi-folding doors in the summer.
- Walk through, shelved pantry and utility room with plumbing and recess for a stacked system of laundry appliances.
- Four further double bedrooms on the first floor including an additional suite with a deep, walk in wardrobe.

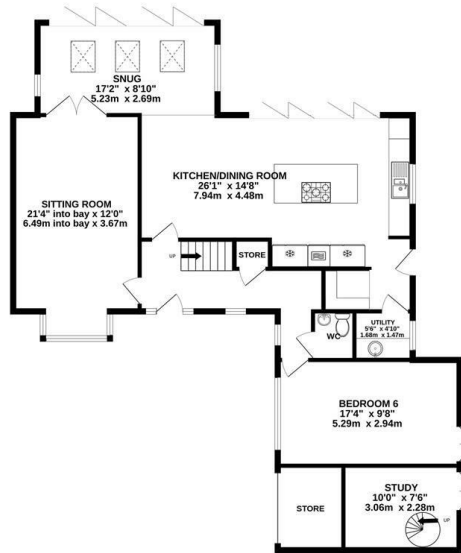






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2282sq.ft. (212.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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