



Magnolia House, 37 Kenwood Park Road

Sheffield, S7 1NE

Description

Magnolia House is a quite superb family home, set back from the road, beyond secure electric gates that open to a generous area of off road parking. The sumptuous interior includes elegantly styled accommodation, extending to 3035 square feet over three floors and there is huge potential to extend the kitchen and basement rooms for even more living space if required. As befits a house of this calibre there are complementary, landscaped, south facing grounds which include a large stone flagged entertainment terrace area which opens onto formal lawned gardens. At the foot of this pretty plot you will find the affectionately titled 'Little Magnolia'. Originally a garage that can be accessed from Kenbourne Road this charming building now comprises a self contained annexe that includes a shower room, kitchenette and sitting



- Six bedrooms including five good doubles.
- Large reception room with a wood burning stove and French windows opening into the garden.
- Electric security gates and CCTV system protecting the ample off road parking and grounds.
- Desirable location close to well regarded schooling and excellent local amenities.
- Four luxurious bath/shower rooms, including two generous ensembles.
- Fabulous, open plan dining kitchen with bespoke cabinetry, granite work surfaces and a fireplace in the dining area to create a lovely ambience when entertaining.
- South facing gardens to the rear with boules pitch and a self contained guest suite 'Little Magnolia'.
- Wide and welcoming reception hall with ground floor W.C and separate utility room situated at the end of the hall.
- Extensive basement rooms that offer huge potential for further development via the planning permission that has been granted (22/03476/FUL).
- Freehold, Council Tax Band G and EPC rating D64.



room with a wood burning stove. It is suggested that this building could be utilised as a home office or even provide the potential for a supplementary scheme of income by perhaps utilising it as an Airbnb. The main house has a lovely feel throughout and boasts modern and desirable fixtures and fittings in all the right places. The principal suite incorporates half the first floor and with its large ensuite bathroom and walk through dressing room provides the owners with that feeling of luxury. Large families will love the open plan dining kitchen and there are six bedrooms to cater to most people's requirements. Nether Edge Village is probably now regarded as one of the hottest places to live in the Steel City. Winning recognition from far and wide as a desirable place to live and having a unique feel due to the maze of leafy roads and numerous independent bars, pubs, restaurants and cafes that are found a short walk away. Popular with a broad range of buyers and conveniently placed close to the city centre with the train station, universities and hospitals Magnolia House is the perfect setting to raise a family.



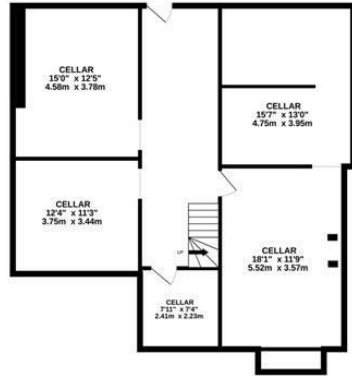




GARDEN GUEST ROOM
242 sq.ft. (22.5 sq.m.) approx.



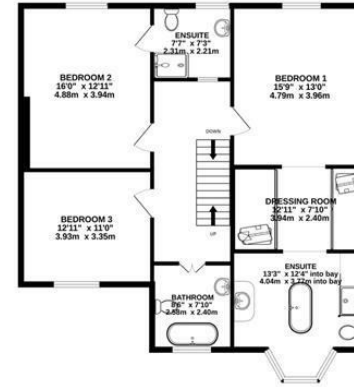
BASEMENT
996 sq.ft. (92.3 sq.m.) approx.



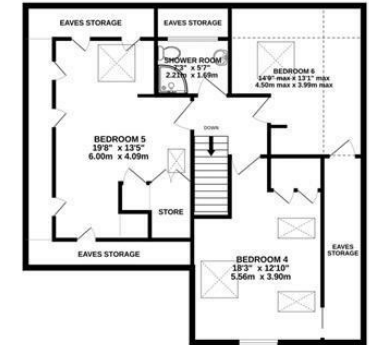
GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



1ST FLOOR
1113 sq.ft. (104.0 sq.m.) approx.



2ND FLOOR
798 sq.ft. (73.9 sq.m.) approx.



THE CELLAR AND GARDEN ROOM ARE NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 3035sq.ft. (282.0 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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