

Beechcroft, Croft Lane

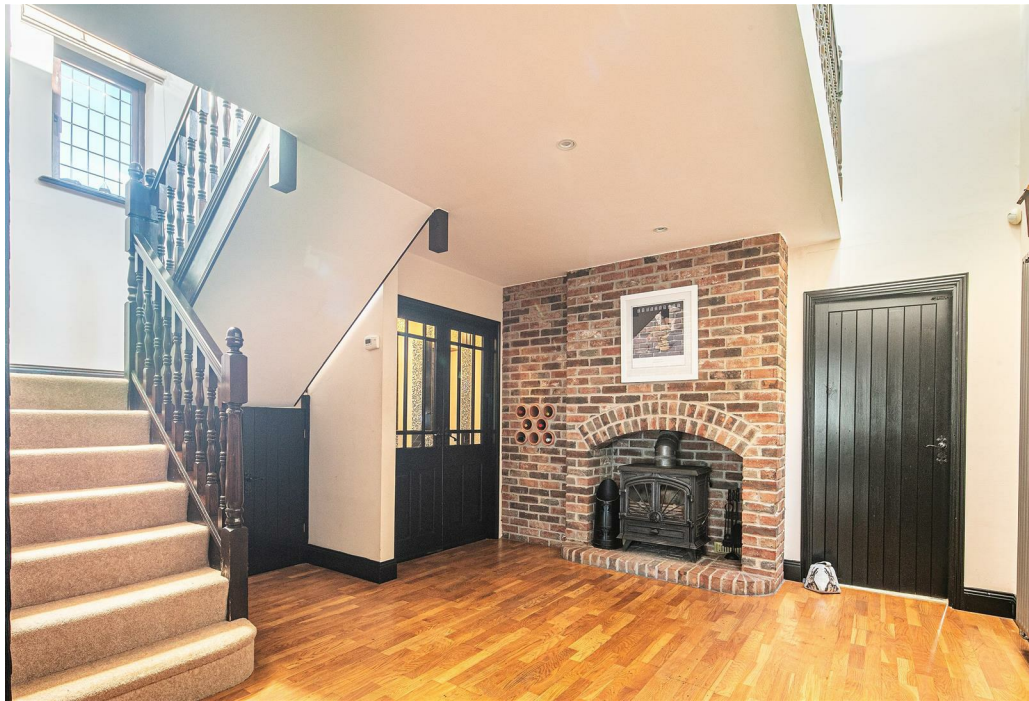
Sheffield, S11 9QG

Description

A stunning detached property that was constructed in the 1990's and offering a wealth of versatile accommodation over two floors that will suit a broad range of buyer. The property comes with an attached, one bedroom, ground floor annexe, separated from the main property by one of the two garages for privacy, which returns the owners approximately £12,000 per annum via Sykes Cottages. If the annexe wasn't required by the new owners it could always be redeveloped and incorporated into the main homes living space if preferred. There is also an occasional room that is situated over the other garage which would make an ideal home office or gymnasium, away from the living accommodation or again be redesigned and included in the properties first floor design. This stunning home enjoys a superb setting in one of the Steel City's most desirable neighbourhoods, Whirlow is ideally situated on the edge of the city limits as it adjoins the beautiful surrounding countryside of The Limb Valley, Ecclesall Woods and The Peak Park yet conveniently close to highly regarded 'Outstanding, Ofsted rated' local schools, transport links and local amenities. Internally there is a wide and welcoming reception hallway that provides a great first impression and serves the W.C, study, main sitting room and a fabulous, bespoke dining kitchen with elegant granite work surfaces that leads onto a versatile orangery/dining room, utility room and further ground floor W.C. On the first floor there is a galleried landing, four large bedrooms (including one huge principal suite) and three luxurious bathrooms (two ensuites). As mentioned the occasional room over the garage could of course provide a fifth bedroom, if required, making the property perfect for the family market but it is suggested that with its easily maintained gardens it would also suit a couple without children or downsizers wanting to retain a large house in the area and less garden. The gardens are beautifully landscaped and face south at the rear and there is also a sunny terrace area outside the Orangery, perfect for al fresco dining and BBQ's with a mature fig tree providing an abundance of fruit in the late summer months. At the rear, accessible from Croft Lane, there is an area of block paved, off road parking for several cars and access to two garages. A super property in a first class location which is sure to impress even the most discerning of buyer.

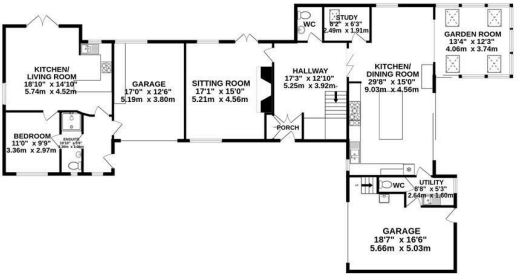
- Four large double bedrooms in the main house, including a particularly impressive, principal suite with dressing room and luxurious ensuite.
- Three bathrooms (two ensuite), two ground floor W.C.'s and a separate utility room.
- Large sitting room with a wood burning stove and access to the garden.
- Bespoke, fitted kitchen with quartz topped island and handmade tiled splashback behind the hob.
- Reception hall with a wood burning stove providing a welcoming and cosy feel.
- Orangery/dining area with French doors to the side terrace/entertainment area.
- One bedroom, ground floor annexe with kitchen, shower room and defined garden/terrace area.
- Two single garages and block paved off road parking for several cars.
- Home office/occasional room/gymnasium situated over one of the garages and a separate study on the ground floor of the main house.
- Freehold, Council Tax Band G, EPC rating C for the main house and the annexe is A for Council Tax and C for the EPC..







GROUND FLOOR



1ST FLOOR

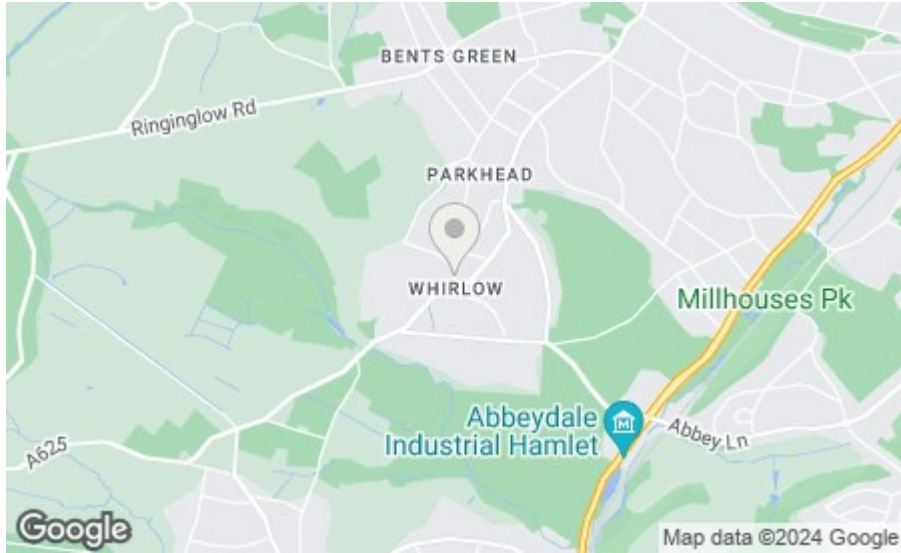


THE GARAGES ARE NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 3240sq. ft. (301.0 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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