



Birch Lodge, 7 Stratford Road

Sheffield, S10 3LR

Description

Occupying an enviable position on an expansive, corner plot in the very desirable neighbourhood of Ranmoor. This stunning, three double bedroom, detached bungalow has recently been transformed with little regard for cost into a quite beautiful home. The generously proportioned living space is now arranged over two floors since the development of the ground floor level into a fantastic, fully contained suite which features a large bedroom area, ensuite bathroom, walk in wardrobe and its own kitchenette/utility room. The lower floor level also has independent, level access to the driveway making it viable as an annexe for a dependent relative or perhaps even as an Airbnb to supplement ones income if preferred. The main body of accommodation is laid out on one level and features modern fixtures and fittings in all the right places



- Large corner plot with immaculate grounds extending to three sides of the house.
- Three large double bedrooms (potential for four if required and subject to regs) including a fabulous principal suite with built in wardrobes and an open plan ensuite.
- Three luxurious bathrooms including two ensembles, all with contemporary sanitary ware and elegant tiling.
- Open plan dining kitchen, with a dual aspect, providing a great setting for entertaining.
- Superb fitted kitchen with quality units, appliances, splashbacks, island and work surfaces.
- Spacious sitting room with wood burning stove, overlooking the gardens and providing access to the rear deck.
- Welcoming reception hall with access to a separate W.C.
- Long driveway with off road parking for several vehicles.
- Fully double glazed, gas central heating supported by areas of electric underfloor heating.
- EPC rating C74, Freehold, Council Tax Band G.



and generous room sizes throughout that combine to give this home a feeling of space and luxury. The current layout could also easily be modified to create an additional, fourth bedroom if required by converting the large ensuite to the principal bedroom. Externally the property is approached via a long driveway that provides off road parking for a number of vehicles and leads through well presented gardens that extend to three sides of the home. In the rear garden there are two, insulated and powered outbuildings that provide flexibility in their use and a balcony extends from the rear terrace to the principal bedroom which can be accessed via French windows. The pods/outbuildings are currently utilised as a games room and gymnasium and it is suggested that one could be used as a home office for occupants who require an office at home. There is also a lovely decked terrace area that enjoys a south, south westerly facing orientation and connects to the house via the large living room and the rear balcony. Ranmoor is regarded as one of Sheffield's most desirable areas, being close to the main city hospitals and universities and also well catered to for local amenities that include excellent restaurants, pubs and bars along with super sporting facilities including tennis and golf clubs close by. The surrounding countryside is easily accessible via a short drive and regular transport links run through both Sandygate and Ranmoor into the centre of town.

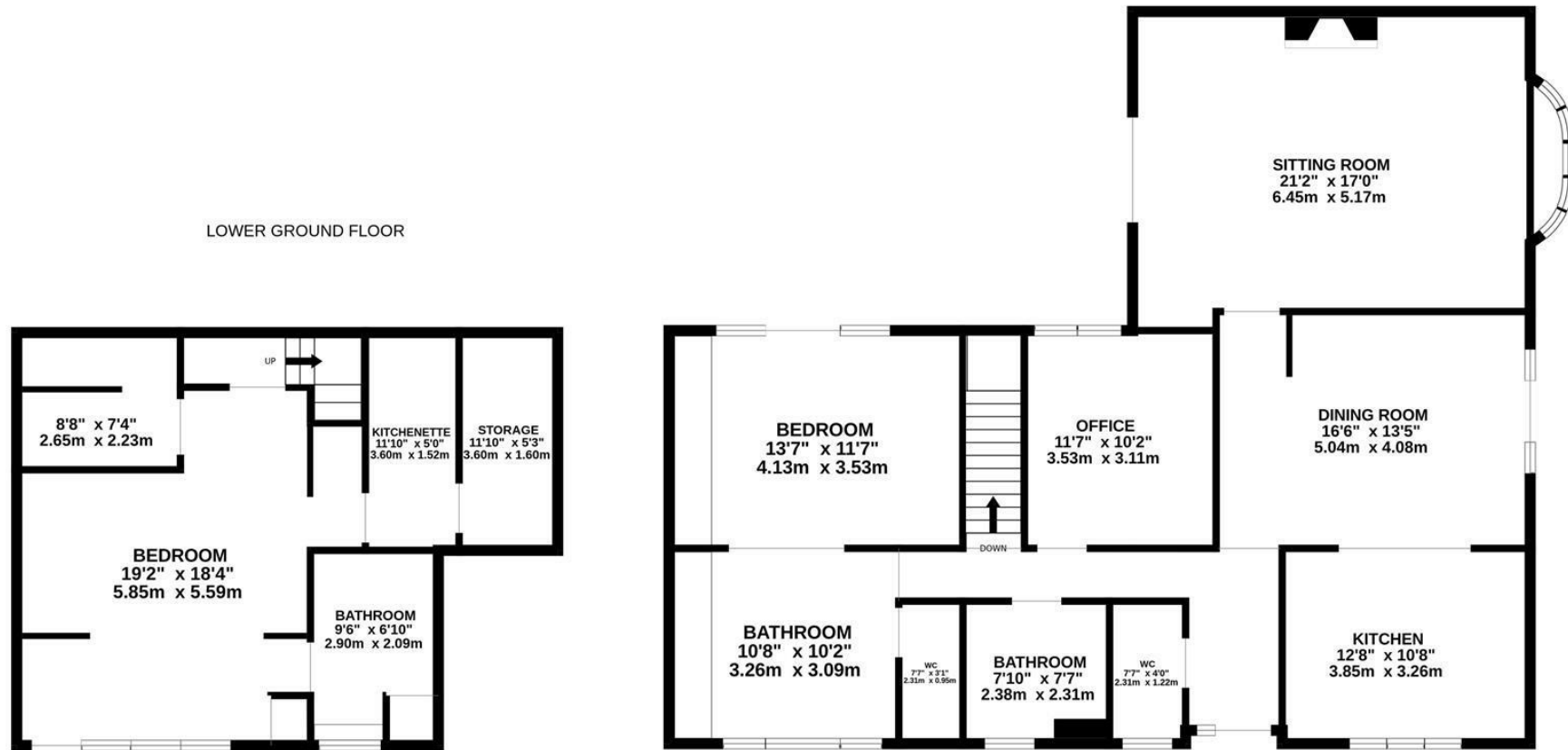






GROUND FLOOR

LOWER GROUND FLOOR

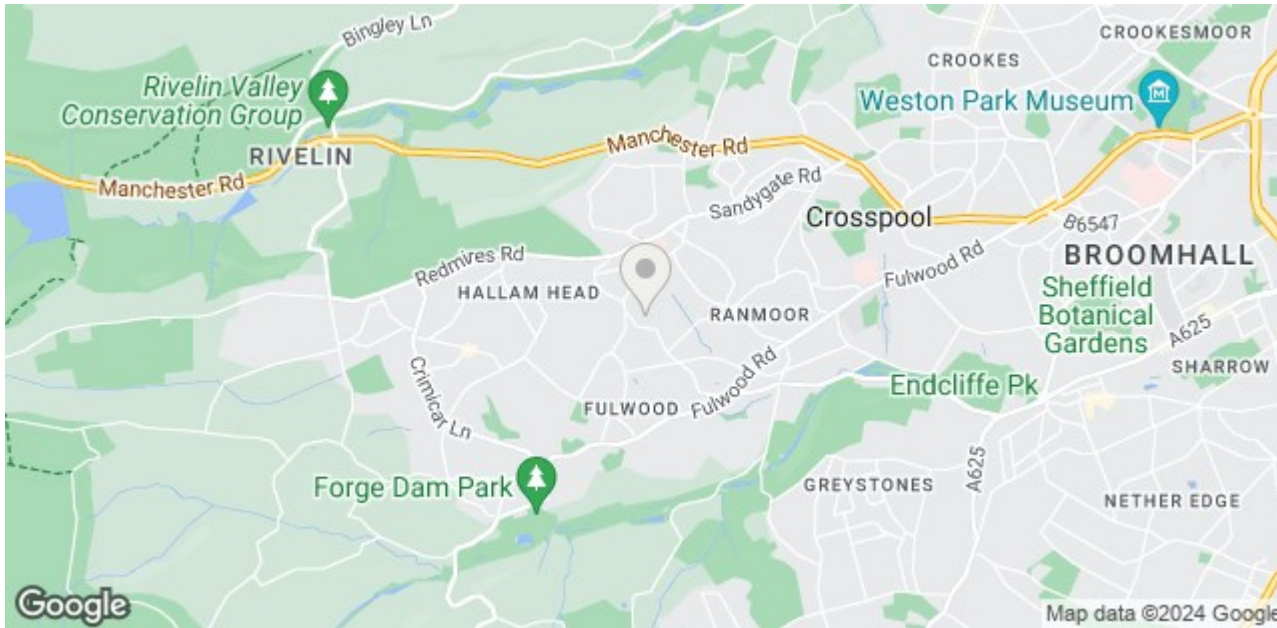


TOTAL FLOOR AREA : 1927sq.ft. (179.0 sq.m.) approx.

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.

Made with Metropix ©2024

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840

