



11A Cavendish Avenue  
Dore, Sheffield

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**Blenheim**  
Park Estates



### Exterior and Gardens

From Cavendish Avenue, a private driveway leads to electric intercom operated gates, which open to 11A Cavendish Avenue. To the front of the property there's a driveway that provides parking for several vehicles with exterior lighting and an electric car charging point. Access can be gained to the main entrance door, integral double garage and double garage.

### Double Garage

**21'0 x 17'9 (6.40m x 5.41m)**

Having an electric roller shutter door, rear facing UPVC double glazed obscured windows, light and power. A UPVC personnel entrance door with double glazed obscured panels opens to the left side of the property.

From the driveway, a stone flagged path leads down the right side of the property with exterior lighting and two water taps. Access can be gained to the utility room and a timber pedestrian gate opens to the rear.

An Exquisite Six Bedroomed  
Detached Family Residence





11A Cavendish Avenue

## Welcome to 11A Cavendish Avenue

Set back from the sought-after road of Cavendish Avenue behind electric gates sits this exquisite six bedroomed detached residence. Exuding generous, luxury living over three floors and paired with superb privacy and security, this outstanding property presents a wonderful family home.

Throughout their ownership, the current vendors have completed tasteful updates to the home to offer stunning contemporary accommodation. The entrance hall welcomes you into the home and connects to the well-proportioned lounge that is filled with natural light. Providing the heart of the home is the open plan breakfast kitchen, which is appointed with high-quality integrated appliances and seamlessly transitions into the dining room. Bi-folding doors in the kitchen and two sets of sliding doors in the dining room also link the interior with the rear garden, effortlessly creating an environment that is perfect for entertaining. The master bedroom suite is an exceptionally spacious room with a walk-in wardrobe and an en-suite, whilst the additional five bedrooms are generously sized to cater for a growing family.

The gated driveway provides ample off-road parking and also has the benefit of two double garages. To the rear of the property, there is a sizeable, enclosed garden that is landscaped with various seating terraces and a mix of natural lawn and astro turf.

11A Cavendish Avenue is situated within the highly sought-after area of Dore and has convenient access to the local amenities, including shops, restaurants and public houses. Millhouses is accessible within a short drive and also offers a range of supermarkets and public houses. There is a range of highly regarded local private and state schooling in the area. Additionally, the property is conveniently positioned for access to Sheffield city centre and the Dore & Topley train station which provides links to Manchester, Leeds, York and Nottingham. The Peak District National Park is a short drive away for visiting local villages and a host of countryside walking trails.

**The property briefly comprises on the ground floor:** Entrance hall, WC, lounge, dining room, breakfast kitchen, utility room, integral double garage and double garage.

**On the first floor:** Landing, master bedroom, master walk-in wardrobe, master en-suite, bedroom 2, Juliet balcony, bedroom 2 en-suite, bedroom 3, bedroom 4 and family bathroom.

**On the second floor:** Landing, bedroom 5, bedroom 6 and shower room.

### Ground Floor

A heavy timber door with a double glazed obscured side panel opens to the:

#### Entrance Hall

Offering a bright, warm welcome into the home. Having a front facing UPVC double glazed panel, flush light point, recessed lighting, central heating radiator and Karndean flooring. Timber doors open to the WC, lounge and breakfast kitchen.

#### WC

Having a flush light point, extractor fan, heated towel rail and Karndean flooring. There's a suite in white, which comprises of a low-level Vitra WC and a wash hand basin with a Vado chrome mixer tap, storage beneath and a vanity mirror above.

#### Lounge

23'2 x 12'10 (7.06m x 3.91m)

A light-filled reception room with front and side facing UPVC double glazed windows. Also having recessed lighting, central heating radiators, telephone points and a TV/aerial point. A wide opening gives access to the dining room.

#### Dining Room

24'4 x 8'10 (7.42m x 2.69m)

A fabulous dining room with rear and side facing UPVC double glazed windows, Velux roof windows, wall mounted light points and a central heating radiator. Two sets of sliding UPVC doors with double glazed panels open to the rear of the property. Wide openings also give access to the lounge and breakfast kitchen.





**Lounge**  
23'2 x 12'10 (7.06m x 3.91m)

A light-filled reception room with front and side facing UPVC double glazed windows. Also having recessed lighting, central heating radiators, telephone points and a TV/aerial point. A wide opening gives access to the dining room.

A Light-Filled  
Reception Room



### Dining Room

24'4 x 8'10 (7.42m x 2.69m)

A fabulous dining room with rear and side facing UPVC double glazed windows, Velux roof windows, wall mounted light points and a central heating radiator. Two sets of sliding UPVC doors with double glazed panels open to the rear of the property. Wide openings also give access to the lounge and breakfast kitchen.



A Fabulous Dining Room with  
Seamless Connections to the Rear...





**Breakfast Kitchen**  
25'2 x 15'11 (7.67m x 4.85m)

A high-quality breakfast kitchen with recessed lighting, pendant light points, provision for a wall mounted television, central heating radiator and Karndean flooring. There's a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands, a wine rack and an inset 1.5 bowl stainless steel sink with a Quooker boiling tap and a waste disposal unit. Also having a central island with a matching quartz work surface that provides breakfast seating for four chairs. Appliances include an Elica four-ring induction hob with a built-in extractor fan, two Neff combination ovens with warming drawers beneath and a dishwasher. Also having space/provision for an American style fridge/freezer and a full-height wine cooler. Bi-fold UPVC doors with double glazed panels open to the rear of the property. A wide opening leads to the dining room and a timber door also opens to the utility room.

A High-Quality Breakfast Kitchen  
with Integrated Appliances





Breakfast Kitchen



**Utility Room**  
12'8 x 6'9 (3.86m x 2.06m)

Having recessed lighting, a central heating radiator and Karndean flooring. There's a range of fitted base/wall and drawer units, incorporating a matching quartz work surface, upstands and an inset 1.0 bowl Franke stainless steel sink with a chrome mixer tap. Also having space/provision for an automatic washing machine. A UPVC door with double glazed obscured panels opens to the right side of the property. A timber door also opens to the integral double garage.



Breakfast Kitchen



**Entrance Hall**  
Offering a bright, warm welcome into the home. Having a front facing UPVC double glazed panel, flush light point, recessed lighting, central heating radiator and Karndean flooring. Timber doors open to the WC, lounge and breakfast kitchen.



## Landing

Having a front facing UPVC double glazed window, recessed lighting and a central heating radiator. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom.



11A Cavendish Avenue

## Offering Luxurious Family Living Over Three Floors that is Finished in a Tasteful, Neutral Decor

### Breakfast Kitchen

25'2 x 15'11 (7.67m x 4.85m)

A high-quality breakfast kitchen with recessed lighting, pendant light points, provision for a wall mounted television, central heating radiator and Karndean flooring. There's a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands, a wine rack and an inset 1.5 bowl stainless steel sink with a Quooker boiling tap and a waste disposal unit. Also having a central island with a matching quartz work surface that provides breakfast seating for four chairs. Appliances include an Elica four-ring induction hob with a built-in extractor fan, two Neff combination ovens with warming drawers beneath and a dishwasher. Also having space/provision for an American style fridge/freezer and a full-height wine cooler. Bi-fold UPVC doors with double glazed panels open to the rear of the property. A wide opening leads to the dining room and a timber door also opens to the utility room.

### Utility Room

12'8 x 6'9 (3.86m x 2.06m)

Having recessed lighting, a central heating radiator and Karndean flooring. There's a range of fitted base/wall and drawer units, incorporating a matching quartz work surface, upstands and an inset 1.0 bowl Franke stainless steel sink with a chrome mixer tap. Also having space/provision for an automatic washing machine. A UPVC door with double glazed obscured panels opens to the right side of the property. A timber door also opens to the integral double garage.

### Integral Double Garage

18'3 x 18'1 (5.56m x 5.51m)

Having a front facing UPVC double glazed obscured window, an electric roller shutter door, light and power. Double timber doors open to a cupboard, which houses the Baxi boiler and hot water cylinder.

From the entrance hall, a staircase with an oak hand rail, timber balustrading and a useful under-stairs storage cupboard rises to the:

### First Floor

#### Landing

Having a front facing UPVC double glazed window, recessed lighting and a central heating radiator. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

#### Master Bedroom

22'5 x 18'10 (6.83m x 5.74m)

An exceptionally spacious and luxurious master bedroom. Having side facing UPVC double glazed windows, recessed lighting, central heating radiators and a telephone point. There's a comprehensive range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity table. A wide opening gives access to the master walk-in wardrobe and access can also be gained to the loft space.

#### Master Walk-in Wardrobe

Having a pendant light point and fitted short/long hanging and shelving. A timber door opens to the master en-suite.

#### Master En-Suite

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, fitted vanity mirror, Zehnder central heating radiator and a shaver point. There's a Laufen suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Vado chrome mixer tap and storage beneath. To one corner, there's a walk-in shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen.

#### Bedroom 2

16'1 x 12'11 (4.90m x 3.94m)

A generous double bedroom with recessed lighting, a central heating radiator and a TV/aerial point. Double UPVC doors with double glazed panels open to a Juliet balcony, which has a wrought iron balustrade and overlooks the rear garden. A timber door opens to the bedroom 2 en-suite.

#### Bedroom 2 En-Suite

Being fully tiled and having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan and a central heating radiator. There's a suite in white, which comprises of a low-level WC and an Ideal Standard pedestal wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

#### Bedroom 3

12'10 x 11'6 (3.91m x 3.51m)

A stylish double bedroom with a rear facing UPVC double glazed window, recessed lighting, pendant light points, central heating radiator and a TV/aerial point. There's a range of fitted furniture, incorporating short/long hanging, shelving and two bedside tables with drawers and fitted mirrors above.

#### Bedroom 4

12'11 x 11'5 (3.94m x 3.48m)

Another double bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.

#### Family Bathroom

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, full-height heated towel rail, wall mounted storage cabinet and an illuminated vanity mirror with an integrated shaver point. There's a Laufen suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Vado chrome mixer tap and storage beneath. Also having a Whirlpool bath with a Vado chrome mixer tap. To one corner, there's a walk-in shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen.



### Master Bedroom

22'5 x 18'10 (6.83m x 5.74m)

An exceptionally spacious and luxurious master bedroom. Having side facing UPVC double glazed windows, recessed lighting, central heating radiators and a telephone point. There's a comprehensive range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity table. A wide opening gives access to the master walk-in wardrobe and access can also be gained to the loft space.

### Master Walk-in Wardrobe

Having a pendant light point and fitted short/long hanging and shelving. A timber door opens to the master en-suite.



A Luxurious Master  
Bedroom Suite...





### Master En-Suite

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, fitted vanity mirror, Zehnder central heating radiator and a shaver point. There's a Laufen suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Vado chrome mixer tap and storage beneath. To one corner, there's a walk-in shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen.



### Bedroom 2 En-Suite

Being fully tiled and having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan and a central heating radiator. There's a suite in white, which comprises of a low-level WC and an Ideal Standard pedestal wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Mira shower and a glazed screen/door.



### Bedroom 2

16'1 x 12'11 (4.90m x 3.94m)

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### Bedroom 3

12'10 x 11'6 (3.91m x 3.51m)

A stylish double bedroom with a rear facing UPVC double glazed window, recessed lighting, pendant light points, central heating radiator and a TV/aerial point. There's a range of fitted furniture, incorporating short/long hanging, shelving and two bedside tables with drawers and fitted mirrors above.





11A Cavendish Avenue

## Set Back from Cavendish Avenue Behind Electric Gates, Providing Privacy and Security to this Outstanding Family Home

From the first floor landing, the staircase continues to the:

### Second Floor

#### Landing

Having a Velux roof window and a pendant light point. Timber doors open to bedroom 5, bedroom 6 and to the shower room.

#### Bedroom 5

12'10 x 12'10 (3.91m x 3.91m)

Having a Velux roof window, recessed lighting and a central heating radiator. There's a range of fitted furniture, incorporating short/long hanging, shelving, drawers and a desk.

#### Bedroom 6

12'11 x 12'10 (3.94m x 3.91m)

Currently being used as a dressing room but could be utilised as a sixth bedroom. Having Velux roof windows, a pendant light point and a central heating radiator. There's a range of fitted furniture, incorporating open short/long hanging, shelving and drawers.

#### Shower Room

Being fully tiled and having a Velux roof window, flush light point, extractor fan and a central heating radiator. There's a suite in white, which comprises of a low-level WC and an Ideal Standard pedestal wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

#### Exterior and Gardens

From Cavendish Avenue, a private driveway leads to electric intercom operated gates, which open to 11A Cavendish Avenue. To the front of the property there's a driveway that provides parking for several vehicles

with exterior lighting and an electric car charging point. Access can be gained to the main entrance door, integral double garage and double garage.

#### Double Garage

21'0 x 17'9 (6.40m x 5.41m)

Having an electric roller shutter door, rear facing UPVC double glazed obscured windows, light and power. A UPVC personnel entrance door with double glazed obscured panels opens to the left side of the property.

From the driveway, a stone flagged path leads down the right side of the property with exterior lighting and two water taps. Access can be gained to the utility room and a timber pedestrian gate opens to the rear.

To the rear of the property, there's an astro turf seating terrace with exterior lighting and access can be gained to the breakfast kitchen and dining room. Steps rise to decking with an astro turf surface and being bordered by timber balustrading.

From the seating terrace, an opening gives access to a granite flagged patio with exterior lighting and access is provided to the dining room. Timber sleeper steps with granite slab insets rise to a garden that is mainly laid to lawn with timber sleeper borders.

From the granite patio, a path continues down the left side of the property and has space for a shed. Access can be gained to the double garage.

The rear garden is fully enclosed by timber fencing and mature hedging for privacy and security.

### Bedroom 4

12'11 x 11'5 (3.94m x 3.48m)

Another double bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.



### Bedroom 5

12'10 x 12'10 (3.91m x 3.91m)

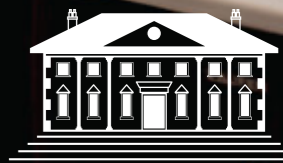
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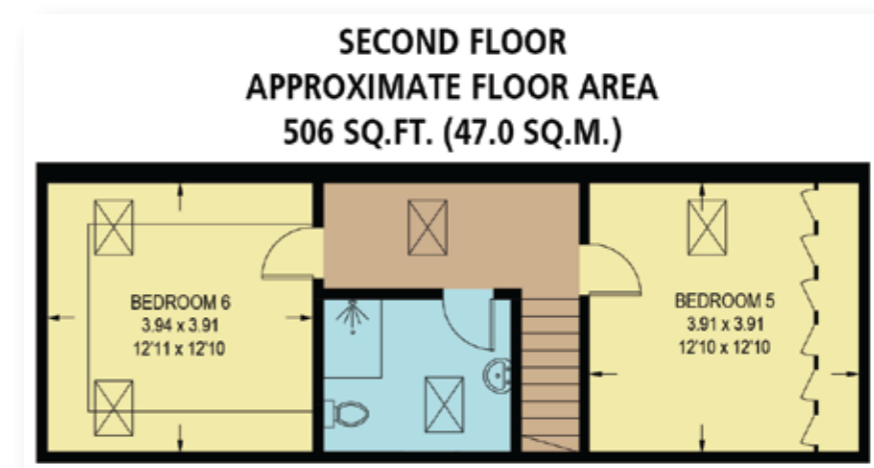
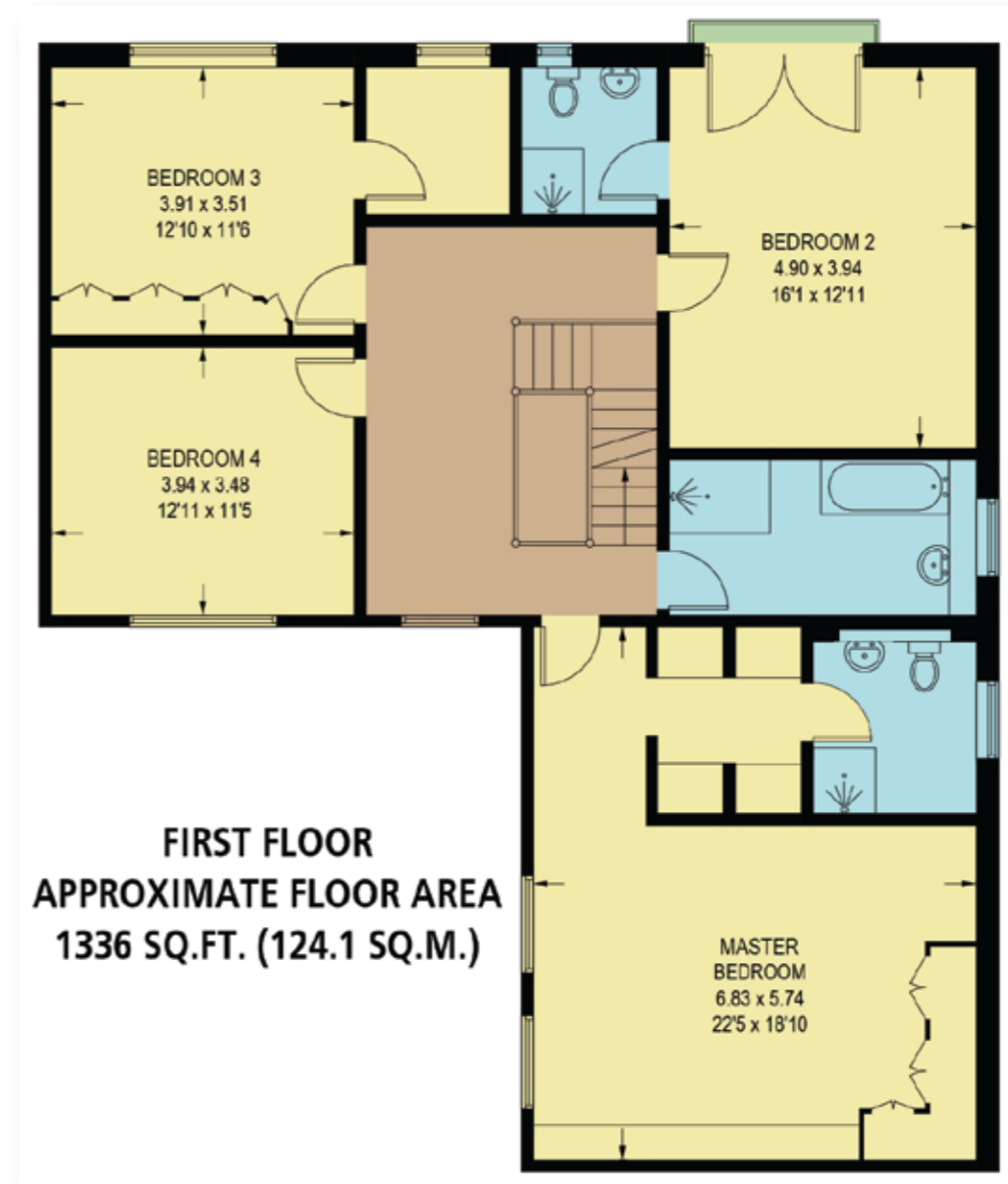
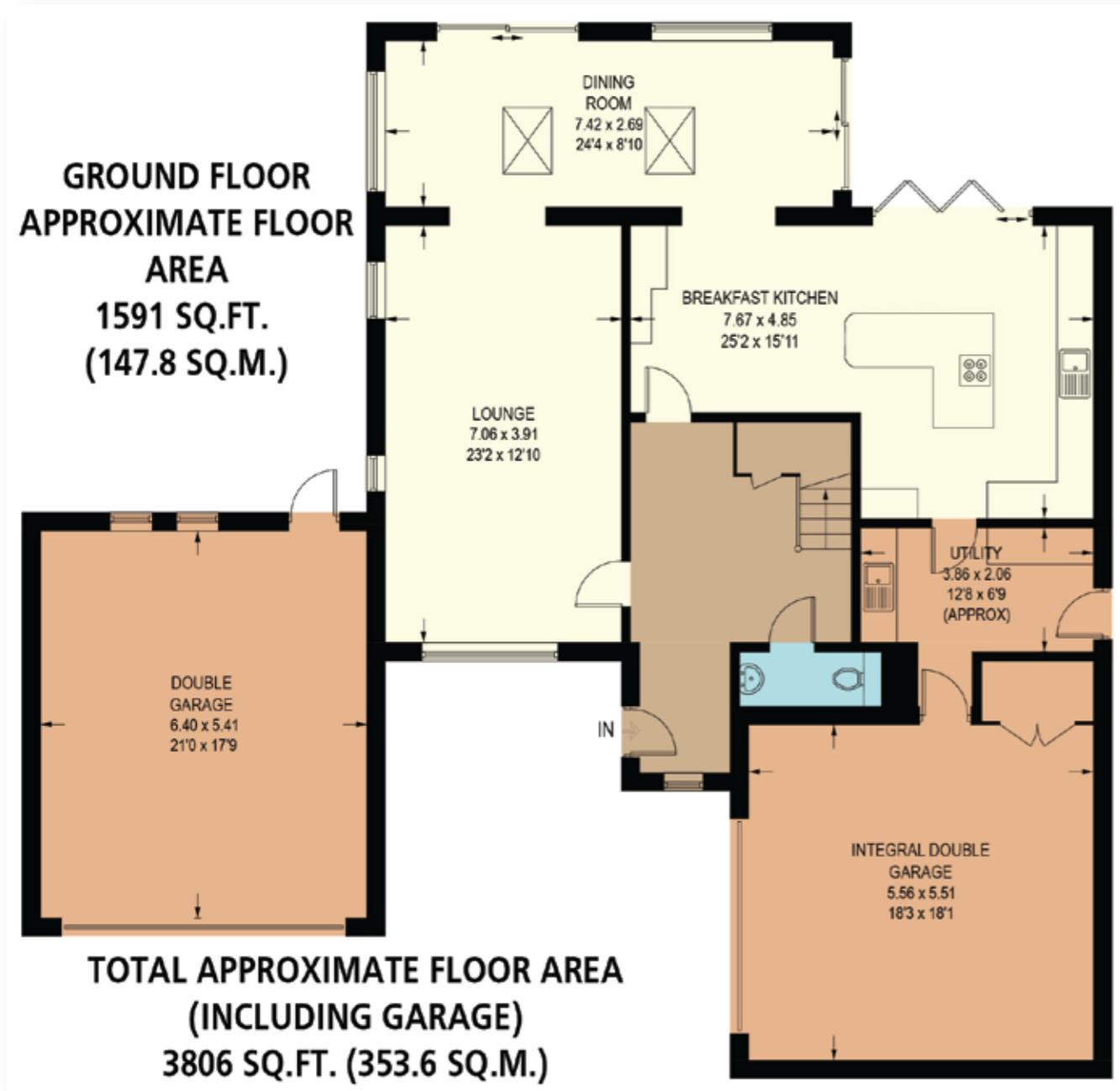




### Family Bathroom

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, full-height heated towel rail, wall mounted storage cabinet and an illuminated vanity mirror with an integrated shaver point. There's a Laufen suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Vado chrome mixer tap and storage beneath. Also having a Whirlpool bath with a Vado chrome mixer tap. To one corner, there's a walk-in shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



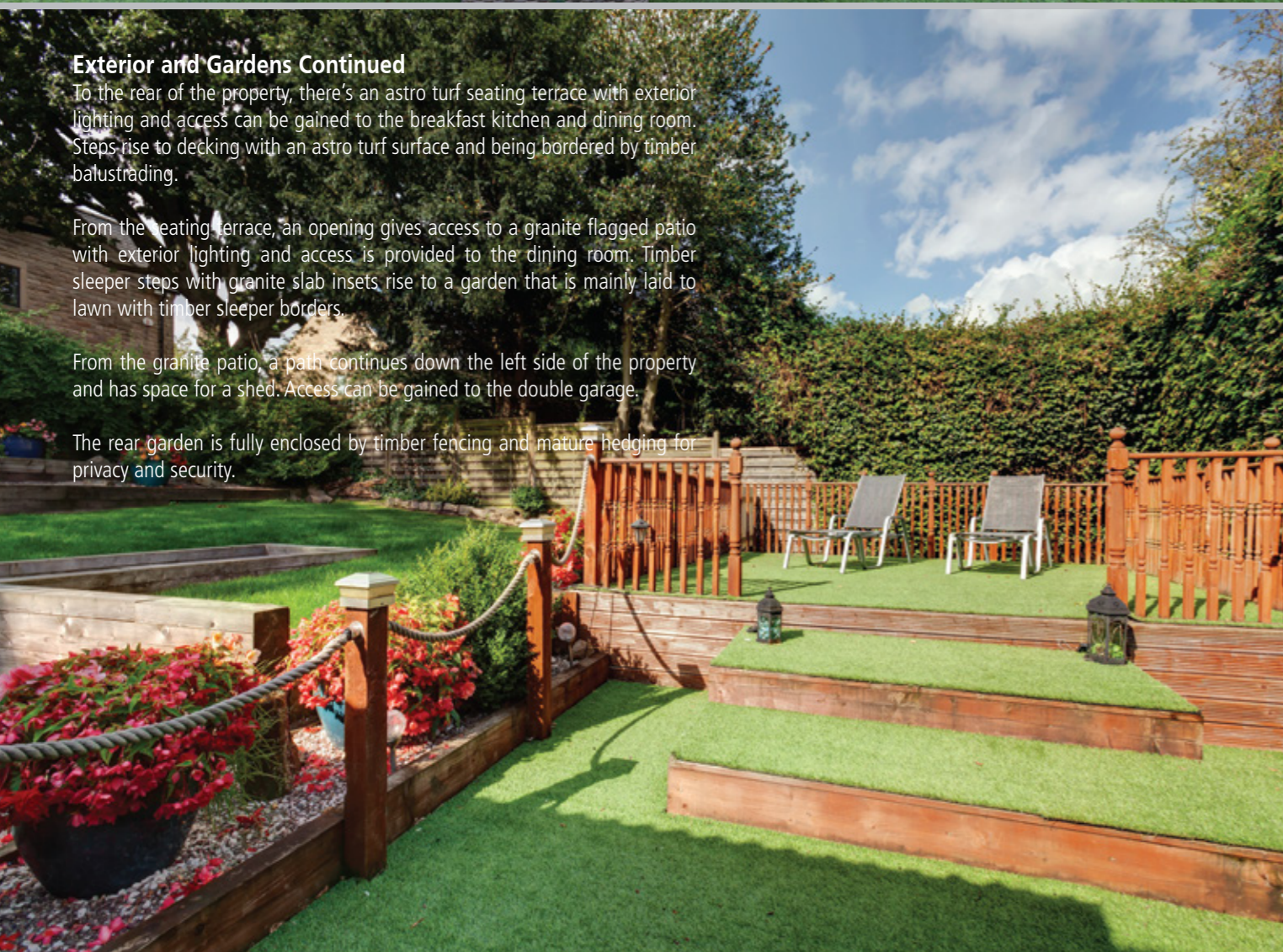
### Exterior and Gardens Continued

To the rear of the property, there's an astro turf seating terrace with exterior lighting and access can be gained to the breakfast kitchen and dining room. Steps rise to decking with an astro turf surface and being bordered by timber balustrading.

From the seating terrace, an opening gives access to a granite flagged patio with exterior lighting and access is provided to the dining room. Timber sleeper steps with granite slab insets rise to a garden that is mainly laid to lawn with timber sleeper borders.

From the granite patio, a path continues down the left side of the property and has space for a shed. Access can be gained to the double garage.

The rear garden is fully enclosed by timber fencing and mature hedging for privacy and security.



A Sizeable, Enclosed  
Rear Garden...



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Viewing strictly by appointment with our consultant on

**0114 358 2020**

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** G

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



11A Cavendish Avenue  
Dore, Sheffield, South Yorkshire S17 3NJ

**Offers in the Region of £1,345,000**