



16 Snaithing Lane

Sheffield, South Yorkshire



Blenheim
Park Estates



An Outstanding Five Bedroomed Residence
that Stands in a Striking, Sought-After Position





Welcome to 16 Snaithing Lane

Sitting proudly behind stone walling and an electric gate in a sought-after area of Sheffield is this outstanding five bedroomed detached residence. Offering extensive accommodation over three floors and wonderful outdoor spaces, this is an ideal home for a large or growing family.



Built in the 1930s, 16 Snaithing Lane boasts a plethora of character throughout, such as ceilings with decorative coving and mouldings, deep skirtings, bay windows and feature leaded glazed panels. The striking front elevation of the home is something to behold, whilst the interior has been sympathetically modernised over the years to provide a modern twist that complements the various period features.

Bespoke hardwood double doors welcome you into the property and further double doors open to the entrance hall, which connects all of the main living areas. Offering a fantastic area for cooking, dining and entertaining is the well-appointed breakfast kitchen with a central island seating up to three people and benefitting from high-quality main appliances. Adjoining the breakfast kitchen is the stunning dining room that is home to a host of period features, such as a ceiling with decorative mouldings, a large bay window and an impressive brass fireplace. Also situated on the ground floor are two further reception rooms, including an exceptionally spacious lounge that boasts a limestone/slate fireplace with a log burner. The first floor provides ample space for a family, with four double bedrooms, one of which has an en-suite, and a family bathroom. Spanning the entirety of the second floor is the sumptuous master bedroom suite that contains a large bedroom, a walk-in wardrobe and a luxurious en-suite bathroom. The master bedroom also enjoys fantastic views over Ranmoor and beyond.

16 Snaithing Lane provides ample off-road parking for several vehicles within its gated driveway and has a double garage. Above the garage, there is a well laid-out office which was converted by the current owners and is equipped with a shower room. Positioned at the rear of the property is a lawned garden that connects to a superb outdoor kitchen comprising a pizza oven and a seating area.



This Wonderful Family Home Boasts a Plethora of Character Throughout Its Generously Proportioned Accommodation that is Set Over Three Floors

To one side of the home, there is a south-west facing timber decked seating terrace, which is ideal for entertaining or enjoying the sun in the summer months. Throughout the garden spaces, there are an array of mature shrubs and trees and the plot is fully enclosed, providing a wonderful, safe environment for a family.

The property sits within a popular area and has convenient access to the amenities of Ranmoor and Fulwood, including public houses, restaurants, shops and cafes. The property also benefits from being in the catchment area for well-regarded private and state schooling and the renowned Hallamshire Golf Club is a short distance away. Sheffield's main private and public hospitals and universities are reachable within a short journey. Within the surrounding area, there are plenty of outdoor spaces to enjoy, such as Endcliffe Park, Forge Dam and Rivelin Valley. Additionally, the property has good access to the Peak District and Sheffield city centre.

The property briefly comprises on the ground floor: Entrance vestibule, entrance hall, lounge, dining room, breakfast kitchen, hallway, boiler cupboard, utility room, cloakroom, WC and snug.

On the first floor: Landing, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 4, bedroom 5 and family bathroom.

On the second floor: Master bedroom, master walk-in wardrobe and master en-suite.

Basement level: Cellar 1 and cellar 2.

Ground Floor

Set beneath a canopy are bespoke hardwood double doors with double glazed panels, which open to the:

Entrance Vestibule

Having a side facing hardwood double glazed panel, a pendant light point and deep skirtings. Double timber doors with glazed leaded panels and matching side/above panels open to the entrance hall.

Entrance Hall

A welcoming entrance hall with a pendant light point, central heating radiator and deep skirtings. Timber doors with glazed leaded panels open to the lounge, dining room and breakfast kitchen.

Lounge

23'4 x 15'11 (7.12m x 4.85m)

Adorned with natural light through the front facing UPVC double glazed bay window and front and rear facing UPVC double glazed panels. A timber leaded glazed panel also looks through to the snug. There is a coved ceiling with decorative mouldings, a pendant light point, central heating radiators, TV/aerial/data point and deep skirtings. The focal point of the room is the log burner with a limestone mantel and a slate hearth. To either side of the fireplace there are panelled walls and two fitted benches. Double UPVC doors with double glazed panels open to the rear of the property. A UPVC door with a double glazed panel set within the bay window also opens to the front of the property.

Dining Room

16'1 x 14'11 (4.90m x 4.55m)

A fabulous dining room with a front facing UPVC double glazed bay

window and a side facing timber leaded glazed panel. Also having a coved ceiling with decorative mouldings, pendant light point, central heating radiator, deep skirtings and Amtico flooring. The focal point of the room is the decorative brass fireplace with a timber mantel, a marble surround and a tiled hearth. A wide opening leads to the breakfast kitchen.

Breakfast Kitchen

17'1 x 16'1 (5.20m x 4.90m)

A well-appointed breakfast kitchen with side facing UPVC double glazed windows, pendant light points, recessed lighting, fitted ceiling speakers, central heating radiator, TV/aerial/data point, deep skirtings and Amtico flooring. There is a range of fitted base/wall and drawer units, incorporating a work surface, upstands and an inset 1.5 bowl stainless steel sink with a chrome mixer tap and a separate instant hot water tap. Also having a central island that provides additional storage with a matching work surface, which extends to provide seating for up to three chairs. Appliances include a Siemens five-ring induction hob and a Smeg concealed extractor fan with lighting above, two Siemens fan assisted ovens, full-height Whirlpool fridge/freezer, Hoover dishwasher and a Caple wine cooler. Timber doors open to the basement level and hallway.

Hallway

With a side facing UPVC double glazed window, recessed lighting, deep skirtings and Amtico flooring. There is a fitted base unit with a matching work surface. Timber doors open to the boiler cupboard and utility room.

Boiler Cupboard

Having a recessed light point and housing the Vaillant boiler and Steflow hot water cylinder.

Utility Room

A useful utility room with a side facing UPVC double glazed obscured window, recessed lighting, central heating radiator, deep skirtings and Amtico flooring. There is a range of fitted base and wall units, incorporating a matching work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is space/provision for an integrated washing machine. Access can be gained to a roof void. A composite door opens to the right side of the property.

From the breakfast kitchen, a timber door opens to a stone staircase, which leads down to the basement level.

Lounge
23'4 x 15'11 (7.12m x 4.85m)

Adorned with natural light through the front facing UPVC double glazed bay window and front and rear facing UPVC double glazed panels. A timber leaded glazed panel also looks through to the snug. There is a coved ceiling with decorative mouldings, a pendant light point, central heating radiators, TV/aerial/data point and deep skirtings. The focal point of the room is the log burner with a limestone mantel and a slate hearth. To either side of the fireplace there are panelled walls and two fitted benches. Double UPVC doors with double glazed panels open to the rear of the property. A UPVC door with a double glazed panel set within the bay window also opens to the front of the property.



An Exceptionally Spacious
Lounge Featuring a Log Burner...





Dining Room
16'1 x 14'11 (4.90m x 4.55m)

A fabulous dining room with a front facing UPVC double glazed bay window and a side facing timber leaded glazed panel. Also having a coved ceiling with decorative mouldings, pendant light point, central heating radiator, deep skirtings and Amtico flooring. The focal point of the room is the decorative brass fireplace with a timber mantel, a marble surround and a tiled hearth. A wide opening leads to the breakfast kitchen.



A Stunning Dining Room that is Filled with Light & an Abundance of Character





Breakfast Kitchen
17'1 x 16'1 (5.20m x 4.90m)

A well-appointed breakfast kitchen with side facing UPVC double glazed windows, pendant light points, recessed lighting, fitted ceiling speakers, central heating radiator, TV/aerial/data point, deep skirtings and Amtico flooring. There is a range of fitted base/wall and drawer units, incorporating a work surface, upstands and an inset 1.5 bowl stainless steel sink with a chrome mixer tap and a separate instant hot water tap. Also having a central island that provides additional storage with a matching work surface, which extends to provide seating for up to three chairs. Appliances include a Siemens five-ring induction hob and a Smeg concealed extractor fan with lighting above, two Siemens fan assisted ovens, full-height Whirlpool fridge/freezer, Hoover dishwasher and a Caple wine cooler. Timber doors open to the basement level and hallway.

A Well-Appointed Breakfast Kitchen
with High-Quality Main Appliances...





Snug 17'5 x 12'3 (5.31m x 3.72m)

A fantastic snug with rear and side facing UPVC double glazed windows, recessed lighting, central heating radiator, TV/aerial/data point and deep skirtings. Double UPVC doors with double glazed panels open to the rear of the property.



16 Snaitthing Lane

Renovated over the Years to Provide a Modern Twist that Complements the Period Features

Basement Level

Cellar 1

Having light, power and a stone slab table.

Cellar 2

Having light.

Ground Floor Continued

From the entrance hall, a staircase rises to a half landing where access can be gained through timber doors to the cloakroom and snug.

Cloakroom

Having recessed lighting, deep skirtings and a long hanging rail. A timber door opens to the WC.

WC

With a rear facing UPVC double glazed obscured window, recessed lighting, central heating radiator, deep skirtings and Amtico flooring. There is a Duravit suite in white, which comprises of a low-level WC and a wash hand basin that sits on a tiled surface with a chrome mixer tap and a fitted vanity mirror above.

Snug

17'5 x 12'3 (5.31m x 3.72m)

A fantastic snug with rear and side facing UPVC double glazed windows, recessed lighting, central heating radiator, TV/aerial/data point and deep skirtings. Double UPVC doors with double glazed panels open to the rear of the property.

From the half landing, a staircase with a timber hand rail and balustrading rises to the:

First Floor

Landing

Having a rear facing UPVC double glazed window, recessed lighting, central heating radiator and deep skirtings. Timber doors with glazed leaded panels open to bedroom 2, bedroom 3, bedroom 4 and bedroom 5. A timber door also opens to the family bathroom.

Bedroom 2

15'11 x 15'1 (4.85m x 4.59m)

A well-proportioned double bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator, TV/aerial/data point and deep skirtings. A timber door opens to the bedroom 2 en-suite.

Bedroom 2 En-Suite

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, fitted vanity mirror, partially tiled walls, chrome heated towel rail and tiled flooring. There is a Duravit suite in white, which comprises of a wall mounted WC and a tiled vanity unit that incorporates a

wash hand basin with a chrome mixer tap and storage beneath. To one side, there is a separate shower enclosure with a fitted Hansgrohe rain head shower and a glazed screen/door.

Bedroom 3

16'1 x 13'3 (4.90m x 4.04m)

A good-sized double bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator, TV/aerial/data point and deep skirtings.

Bedroom 4

15'9 x 10'2 (4.80m x 3.11m)

Another double bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator, TV/aerial/data point and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a timber mantel and a tiled surround.

Bedroom 5

15'0 x 14'10 (4.58m x 4.52m)

Having a rear facing UPVC double glazed window, side facing UPVC double glazed windows, pendant light point, central heating radiator, TV/aerial/data point and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a timber mantel and a tiled surround.

Family Bathroom

A modern family bathroom with side facing UPVC double glazed obscured windows with glazed panels above, recessed lighting, extractor fan, fitted vanity mirror, partially tiled walls, chrome heated towel rail and tiled flooring. There is a Duravit suite in white, which comprises of a wall mounted WC and wall mounted wash hand basin with a Hansgrohe chrome mixer tap. Also having a Bette panelled bath with a Hansgrohe chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Hansgrohe rain head shower and a glazed screen/door.

From the first floor landing, the staircase with a timber hand rail and balustrading rises to the:

Second Floor

Master Bedroom

23'3 x 15'8 (7.09m x 4.78m)

A sumptuous master bedroom suite with front and side facing UPVC double glazed windows that provide views over Ranmoor and beyond. Also having exposed timber beams, recessed lighting, central heating radiators, a decorative timber mantel, TV/aerial/data point and deep skirtings. Access can be gained to a loft space. Timber doors open to the master walk-in wardrobe and master en-suite.

Master Walk-in Wardrobe

Having a Velux roof window, recessed lighting, two clothes hanging rails, eaves storage and deep skirtings.

Entrance Hall

A welcoming entrance hall with a pendant light point, central heating radiator and deep skirtings. Timber doors with glazed leaded panels open to the lounge, dining room and breakfast kitchen.





Master Bedroom
23'3 x 15'8 (7.09m x 4.78m)

A sumptuous master bedroom suite with front and side facing UPVC double glazed windows that provide views over Ranmoor and beyond. Also having exposed timber beams, recessed lighting, central heating radiators, a decorative timber mantel, TV/aerial/data point and deep skirtings. Access can be gained to a loft space. Timber doors open to the master walk-in wardrobe and master en-suite.

Master Walk-in Wardrobe

Having a Velux roof window, recessed lighting, two clothes hanging rails, eaves storage and deep skirtings.



Master En-Suite

With a side facing UPVC double glazed obscured window, exposed timber beams, recessed lighting, partially tiled walls, chrome heated towel rail and tiled flooring. There is a Duravit suite in white, which comprises of a wall mounted WC and a tiled vanity unit, incorporating two wash hand basins with Hansgrohe chrome mixer taps and storage beneath. To one wall, there is a panelled bath with a Hansgrohe chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted Hansgrohe shower and a glazed screen.



Bedroom 2 En-Suite

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, fitted vanity mirror, partially tiled walls, chrome heated towel rail and tiled flooring. There is a Duravit suite in white, which comprises of a wall mounted WC and a tiled vanity unit that incorporates a wash hand basin with a chrome mixer tap and storage beneath. To one side, there is a separate shower enclosure with a fitted Hansgrohe rain head shower and a glazed screen/door.



Bedroom 2

15'11 x 15'1 (4.85m x 4.59m)

A well-proportioned double bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator, TV/aerial/data point and deep skirtings. A timber door opens to the bedroom 2 en-suite.



Bedroom 3

16'1 x 13'3 (4.90m x 4.04m)

A good-sized double bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator, TV/aerial/data point and deep skirtings.





16 Snaithing Lane

Bedroom 5

15'0 x 14'10 (4.58m x 4.52m)

Having a rear facing UPVC double glazed window, side facing UPVC double glazed windows, pendant light point, central heating radiator, TV/aerial/data point and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a timber mantel and a tiled surround.



Positioned within a Most Sought-After Location for Amenities, Schools and Popular Outdoor Spaces

Master En-Suite

With a side facing UPVC double glazed obscured window, exposed timber beams, recessed lighting, partially tiled walls, chrome heated towel rail and tiled flooring. There is a Duravit suite in white, which comprises of a wall mounted WC and a tiled vanity unit, incorporating two wash hand basins with Hansgrohe chrome mixer taps and storage beneath. To one wall, there is a panelled bath with a Hansgrohe chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted Hansgrohe shower and a glazed screen.

Exterior and Gardens

From Snaithing Lane, electric timber gates open to a driveway that is flanked by mature trees/hedging and leads to a parking area at the right side of the property, which provides parking for several vehicles. The driveway has exterior lighting and a planted border incorporating mature shrubs. Access can be gained to the double garage.

Double Garage

28'11 x 19'0 (8.81m x 5.80m)

Having two Hörmann up-and-over electric doors, light and power.

The driveway continues to the front of the property and provides additional parking with exterior lighting and a raised planted border with mature shrubs. Access can be gained to the main entrance door. To the side of the driveway is a garden that is mainly laid to lawn with mature trees. There is also a tiled patio with an external power point, a feature lantern lamp post and access can be gained to the lounge. A timber pedestrian gate opens to Snaithing Lane.

To the left side of the property, a path with a raised stone border containing mature trees leads to the rear.

To the rear of the property, there is a garden, which is mainly laid to lawn and incorporates exterior lighting, two raised stone borders and a gravelled border. Access can be gained to the snug. A resin path leads to an outdoor kitchen that is housed within a timber pergola and has light, an external power point and a stone pizza oven.

The resin path continues to the right side of the property and expands into a large resin area with exterior lighting and an external power point. Access can be gained to the utility room and shed. Stone steps lead down to a timber door, which opens to a store beneath the house. Steps also lead down to a path that goes back to the front of the property.

Shed

Having a UPVC double glazed obscured window and light.

Adjoining the resin area, there is a timber decked seating terrace with a mature tree, exterior lighting and an external power point. A composite door opens to the office.

Office

23'9 x 14'11 (7.23m x 4.54m)

Having Velux roof windows with fitted blinds, recessed lighting, electric heaters and a TV/aerial/data/HDMI point. There is also provision for broadband. A timber door opens to a shower room.

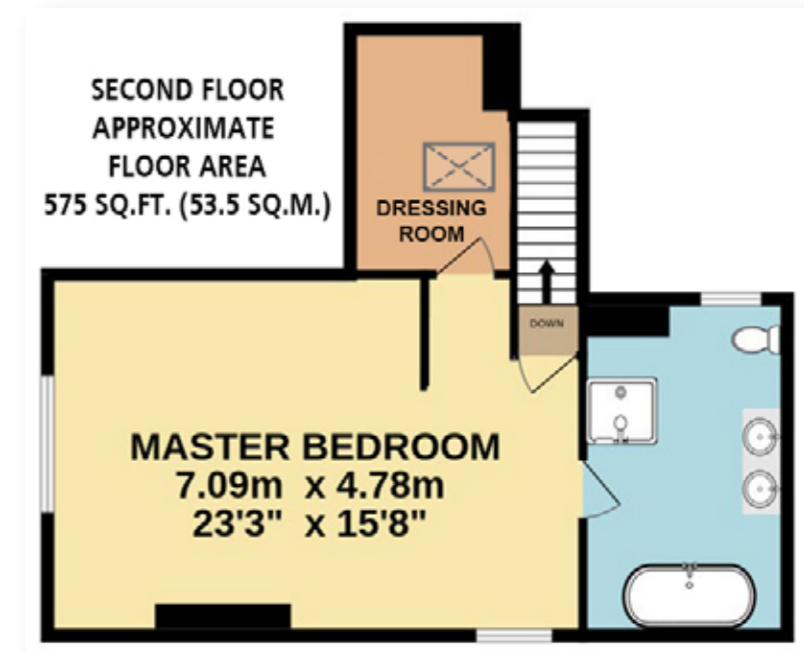
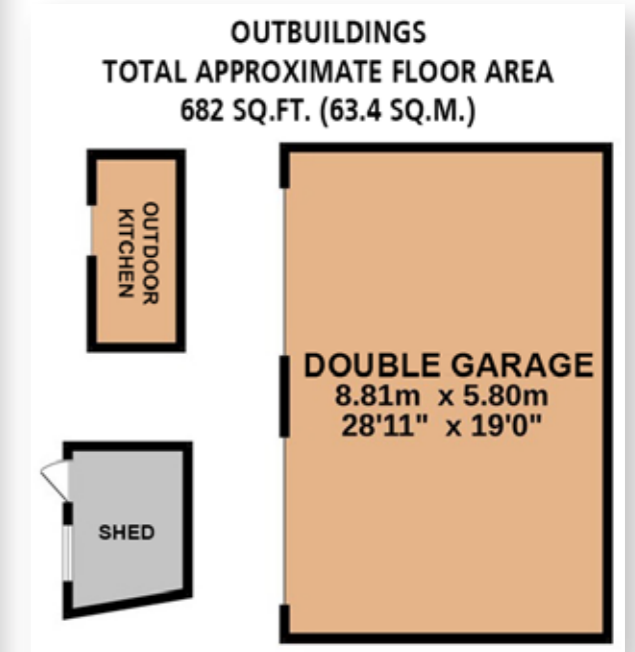
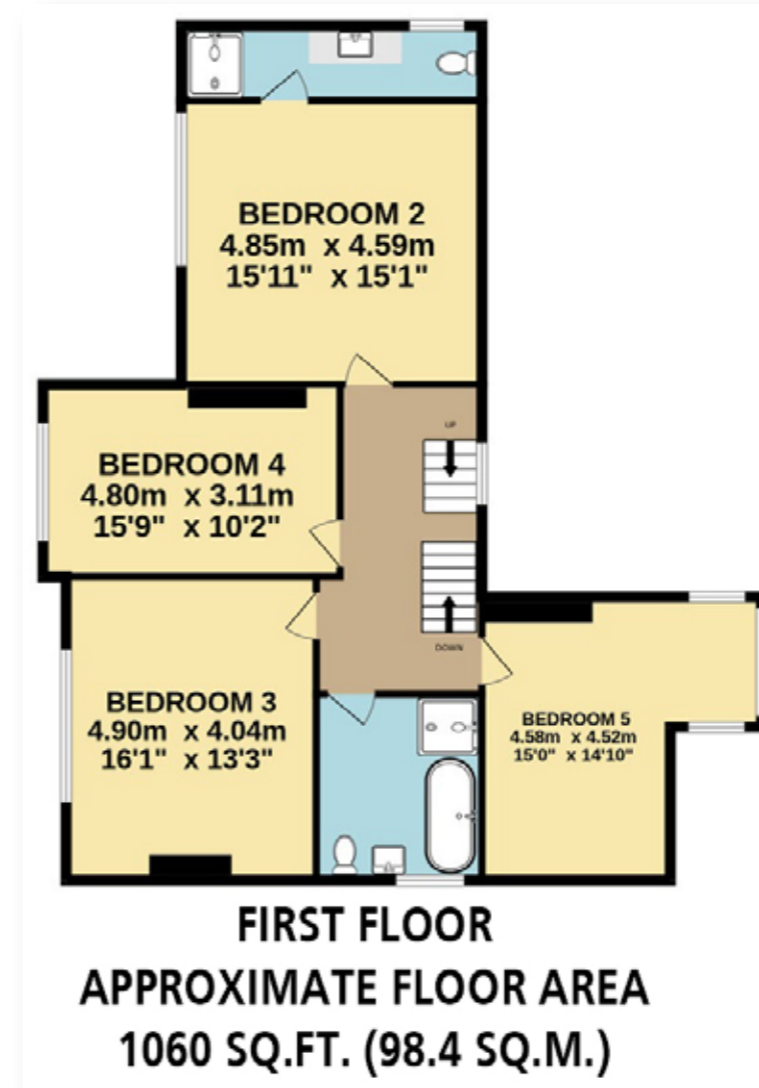
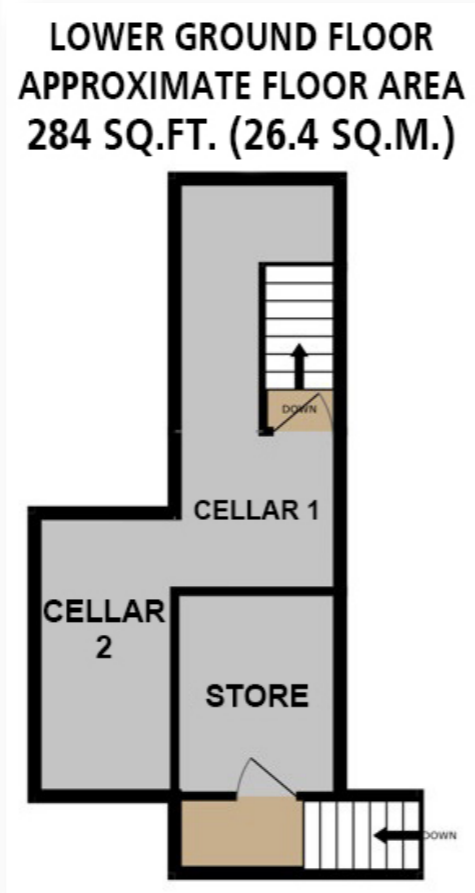
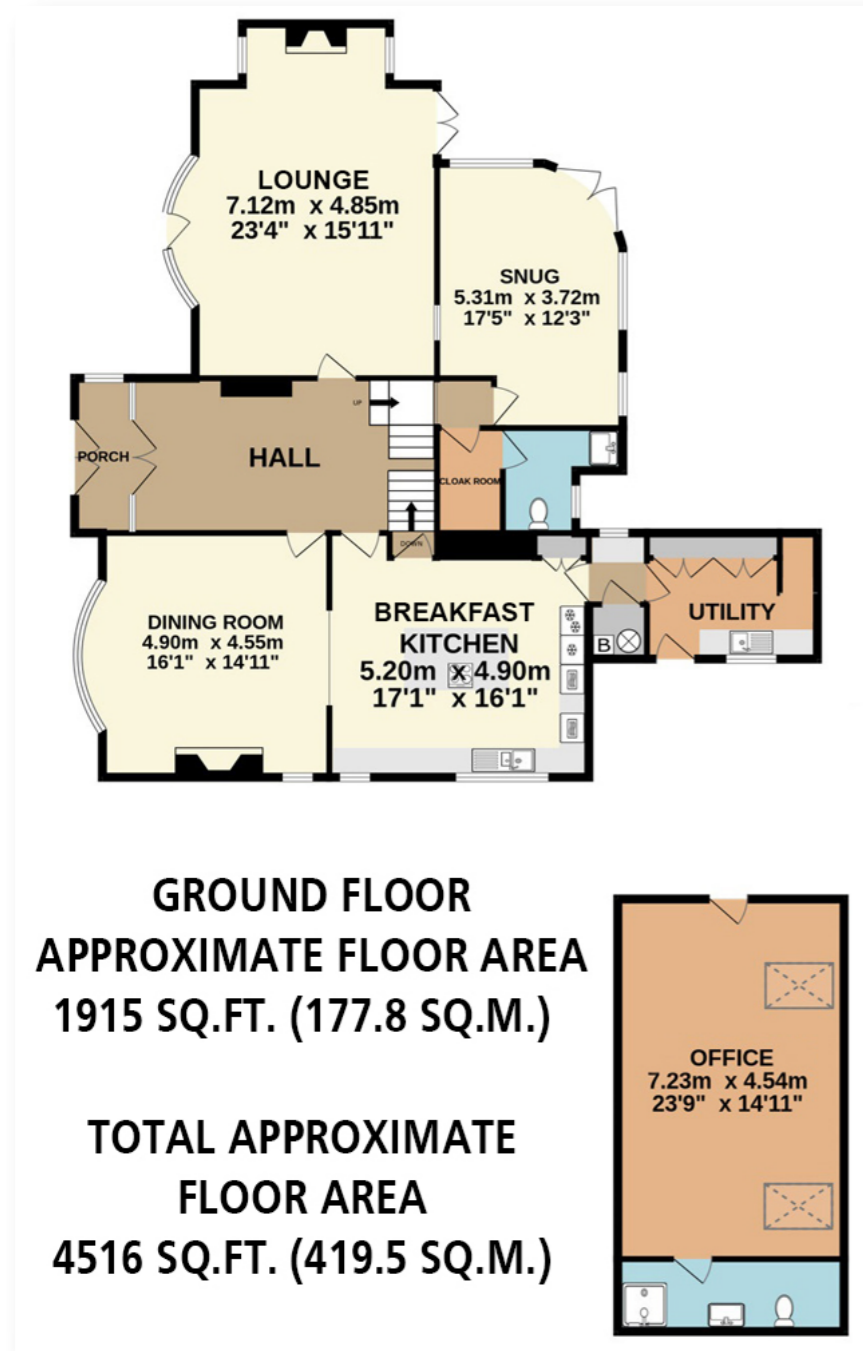
Shower Room

Having recessed lighting, eaves storage and Amtico flooring. There is a Roca suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall, there is a separate shower enclosure with a fitted Triton shower and a glazed screen/door.

Family Bathroom

A modern family bathroom with side facing UPVC double glazed obscured windows with glazed panels above, recessed lighting, extractor fan, fitted vanity mirror, partially tiled walls, chrome heated towel rail and tiled flooring. There is a Duravit suite in white, which comprises of a wall mounted WC and wall mounted wash hand basin with a Hansgrohe chrome mixer tap. Also having a Bette panelled bath with a Hansgrohe chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Hansgrohe rain head shower and a glazed screen/door.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

*Image for Illustration Purposes Only

Exterior and Gardens

From Snaithing Lane, electric timber gates open to a driveway that is flanked by mature trees/hedging and leads to a parking area at the right side of the property, which provides parking for several vehicles. The driveway has exterior lighting and a planted border incorporating mature shrubs. Access can be gained to the double garage.

Double Garage

28'11 x 19'0 (8.81m x 5.80m)

Having two Hörmann up-and-over electric doors, light and power.

The driveway continues to the front of the property and provides additional parking with exterior lighting and a raised planted border with mature shrubs. Access can be gained to the main entrance door. To the side of the driveway is a garden that is mainly laid to lawn with mature trees. There is also a tiled patio with an external power point, a feature lantern lamppost and access can be gained to the lounge. A timber pedestrian gate opens to Snaithing Lane.

To the left side of the property, a path with a raised stone border containing mature trees leads to the rear.

Situated in an Elevated Position
within a Good-Sized Plot...





Exterior and Gardens Continued

To the rear of the property, there is a garden, which is mainly laid to lawn and incorporates exterior lighting, two raised stone borders and a gravelled border. Access can be gained to the snug. A resin path leads to an outdoor kitchen that is housed within a timber pergola and has light, an external power point and a stone pizza oven.





Exterior and Gardens Continued

The resin path continues to the right side of the property and expands into a large resin area with exterior lighting and an external power point. Access can be gained to the utility room and shed. Stone steps lead down to a timber door, which opens to a store beneath the house. Steps also lead down to a path that goes back to the front of the property.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains electric, mains gas, mains water and mains drainage. The broadband signal is fibre and the mobile phone signal quality is good.

Covenants/Easements/Wayleaves/Flood Risk: There are no covenants, easements or wayleaves and the flood risk is low.

Conservation Area: The property is in a conservation area.

Shared Access/Rights of Access: None.

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.



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Sheffield, South Yorkshire S10 3LG

Offers in the Region of £1,695,000