



23 Hill Turrets Close

Whirlow, Sheffield



Blenheim
Park Estates

Exterior and Gardens

To the front of the property, there is a long driveway, flanked by grass and providing ample off-road parking with exterior lighting. Access can be gained to two single garages and a step leads up to a stone flagged path, which provides access to the main entrance door.

Single Garage 1

17'3 x 9'6 (5.27m x 2.91m)

With an up-and-over door, light and power.

Single Garage 2

17'3 x 9'6 (5.27m x 2.91m)

With an up-and-over door, light and power and also housing the boiler and fuse box.

To the right side of the driveway, there is a raised garden that is mainly laid to lawn with rockery borders containing mature shrubs and plants. Stone flagged steps also lead down from Hill Turrets Close to the main entrance door where there is exterior lighting and an external power point. A timber pedestrian gate opens to a stone flagged path, which leads to the rear.

A Wonderful Four Bedroomed
Detached Residence...





Entrance Hall

A welcoming entrance hall with a coved ceiling, pendant light points, central heating radiators and engineered timber flooring. Oak doors open to the WC, office, living kitchen and under-stairs storage cupboard.



23 Hill Turrets Close

Welcome to 23 Hill Turrets Close

Situated in a most sought-after area of Sheffield is this wonderful four bedroomed detached home. Offering bright, airy living that has been refurbished over the years by the current owners, 23 Hill Turrets Close provides fabulous family accommodation with contemporary decor.

Providing a warm welcome into the home is the entrance hall, which showcases a glazed staircase and links to the main reception rooms, plus a useful downstairs WC. The well-appointed dining kitchen connects seamlessly with the lounge through bi-folding doors, offering the flexibility to be used in an open plan layout. There is also a well-appointed office that could be utilised as an additional sitting room or snug.

The first floor houses a good-sized master bedroom suite and also provides a further three double bedrooms to allow ample space for a growing family. Positioned to the rear of the property, there is an excellent south-facing garden, which has been landscaped to include two separate seating terraces and an area which has provision for a hot tub. The property also boasts ample off-road parking within its driveway and two single garages.

Situated within the sought-after area of Whirlow and positioned within walking distance to the local amenities, such as a convenience store, post office and restaurant. The popular Ecclesall Road is also reachable in a short distance and offers a further array of eateries, shops and bars. There is a variety of well-regarded state and private schooling in the area, along with plenty of outdoor spaces to enjoy such as Limb Brook Valley, Ecclesall Woods and Whirlow Brook Hall & Farm. Additional attractions are easily accessible in the Peak District, providing a superb balance of city and country locations.

The property briefly comprises on the ground floor: Entrance vestibule, entrance hall, WC, under-stairs storage cupboard, office, storage cupboard, dining kitchen, rear porch and lounge. Two single garages.

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

Ground Floor

A composite door with double glazed obscured panels and a matching side panel opens to the:

Entrance Vestibule

With a coved ceiling, flush light point and engineered timber flooring. A timber door with obscured glazed panels opens to the entrance hall.

Entrance Hall

A welcoming entrance hall with a coved ceiling, pendant light points, central heating radiators and engineered timber flooring. Oak doors open to the WC, office, living kitchen and under-stairs storage cupboard.

WC

Having a side facing UPVC double glazed obscured window, flush light point and a central heating radiator. There is a suite in white comprising of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Under-Stairs Storage Cupboard

With a flush light point and cloaks hanging.

Office

12'4 x 10'2 (3.75m x 3.09m)

A versatile room that is currently used as an office but could be utilised as an additional sitting room or play room. Having a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator, TV/aerial point and a data point. A timber door opens to a storage cupboard.

Storage Cupboard

A useful storage cupboard with a coved ceiling and a pendant light point.

From the entrance hall, an oak door opens to the dining kitchen.



Dining Kitchen
24'9 x 14'5 (7.54m x 4.39m)

A fantastic breakfast kitchen with rear facing UPVC double glazed windows, a front facing UPVC double glazed obscured window, recessed lighting, central heating radiator and engineered timber flooring. There is a range of fitted base/wall and drawer units, incorporating matching timber work surfaces and an inset 1.5 bowl sink with a chrome mixer tap and a tiled splash back. There is also a central island, which incorporates a matching timber work surface with pop-up power points and providing seating for two chairs. Appliances include a Siemens five-ring induction hob with an extractor hood above, Siemens fan assisted oven, Siemens compact oven, warming drawers, LG American style fridge/freezer, Siemens washing machine and a White Knight tumble dryer. An oak door opens to a rear porch and oak bi-folding doors with glazed panels open to the lounge.

A Fabulous Dining Kitchen
with Well-Appointed Appliances





Lounge
23'6 x 11'11 (7.16m x 3.63m)

A fabulous lounge with a front facing UPVC double glazed window and a side facing UPVC double glazed window. Also having a coved ceiling, pendant light points, central heating radiator, TV/aerial point and a telephone point. UPVC bi-fold doors with double glazed panels open to the rear garden.

A Bright and Airy
Reception Room...





Office
12'4 x 10'2 (3.75m x 3.09m)

A versatile room that is currently used as an office but could be utilised as an additional sitting room or play room. Having a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator, TV/aerial point and a data point. A timber door opens to a storage cupboard.

A Well-Presented,
Versatile Office





23 Hill Turrets Close

Offering Well-Presented Living Spaces over Two Floors in a Most Sought-After Area

Dining Kitchen

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Rear Porch

Having rear and side facing UPVC double glazed windows, flush light point and engineered timber flooring. A composite door with a double glazed panel and matching side panel opens to the rear of the property. From the dining kitchen, oak bi-folding doors with glazed panels open to the:

Lounge

23'6 x 11'11 (7.16m x 3.63m)

A fabulous lounge with a front facing UPVC double glazed window and a side facing UPVC double glazed window. Also having a coved ceiling, pendant light points, central heating radiator, TV/aerial point and a telephone point. UPVC bi-fold doors with double glazed panels open to the rear garden. From the entrance hall, a staircase with a matte black handrail and glazed balustrading rises to the:

First Floor

Landing

Having front facing UPVC double glazed panels and a flush light point. Oak doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

Master Bedroom

14'6 x 10'2 (4.43m x 3.10m)

A generous master bedroom suite with a rear facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. Sliding doors open to fitted storage, which incorporates short/long hanging, shelving and drawers. An oak door opens to the master en-suite.

Master En-Suite

Having recessed lighting, extractor fan, a mirrored storage cabinet and a shaver point. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, tiled splash back and storage beneath. To one corner, there is a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 2

11'11 x 9'0 (3.63 x 2.73m)

A good-sized double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 3

11'6 x 9'0 (3.52m x 2.73m)

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

Bedroom 4

11'6 x 9'7 (3.52m x 2.93m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Family Bathroom

A modern family bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, vanity mirror and a chrome heated towel rail. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a Moretti chrome mixer tap and storage beneath. Also having a panelled bath with a Moretti chrome mixer tap and a tiled splash back. To one corner, there is a separate shower enclosure with a fitted shower and a glazed screen/door.

Exterior and Gardens

To the front of the property, there is a long driveway, flanked by grass and providing ample off-road parking with exterior lighting. Access can be gained to two single garages and a step leads up to a stone flagged path, which provides access to the main entrance door.

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To the rear of the property, there is a stone flagged seating terrace with an external power point, water tap, decorative fountain and provision for a hot tub and barbecue area. Access can be gained to the rear porch. Steps lead up to a composite decked terrace that provides additional pleasant seating and access can be gained to the lounge. Beyond the terraces, there is a garden that is mainly laid to lawn and wraps around to the left side of the property. The garden has a mature hedge border and an additional stone flagged seating area.



Master Bedroom
14'6 x 10'2 (4.43m x 3.10m)

A generous master bedroom suite with a rear facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. Sliding doors open to fitted storage, which incorporates short/long hanging, shelving and drawers. An oak door opens to the master en-suite.

A Spacious Master
Bedroom Suite...





Master En-Suite

Having recessed lighting, extractor fan, a mirrored storage cabinet and a shaver point. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, tiled splash back and storage beneath. To one corner, there is a separate shower enclosure with a fitted shower and a glazed screen/door.



Bedroom 3

11'6 x 9'0 (3.52m x 2.73m)

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



Bedroom 2

11'11 x 9'0 (3.63 x 2.73m)

A good-sized double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator.



Bedroom 4

11'6 x 9'7 (3.52m x 2.93m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

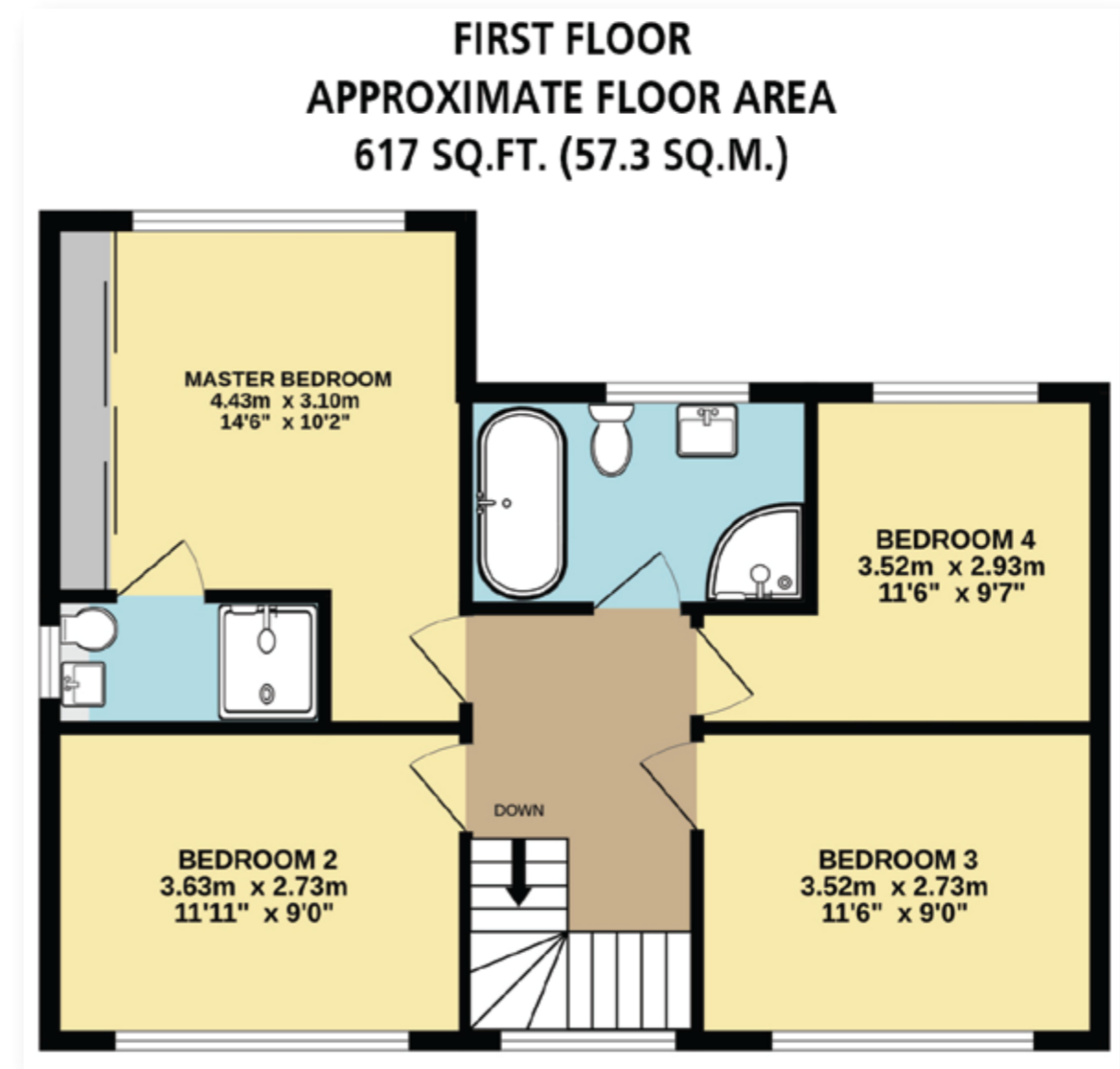
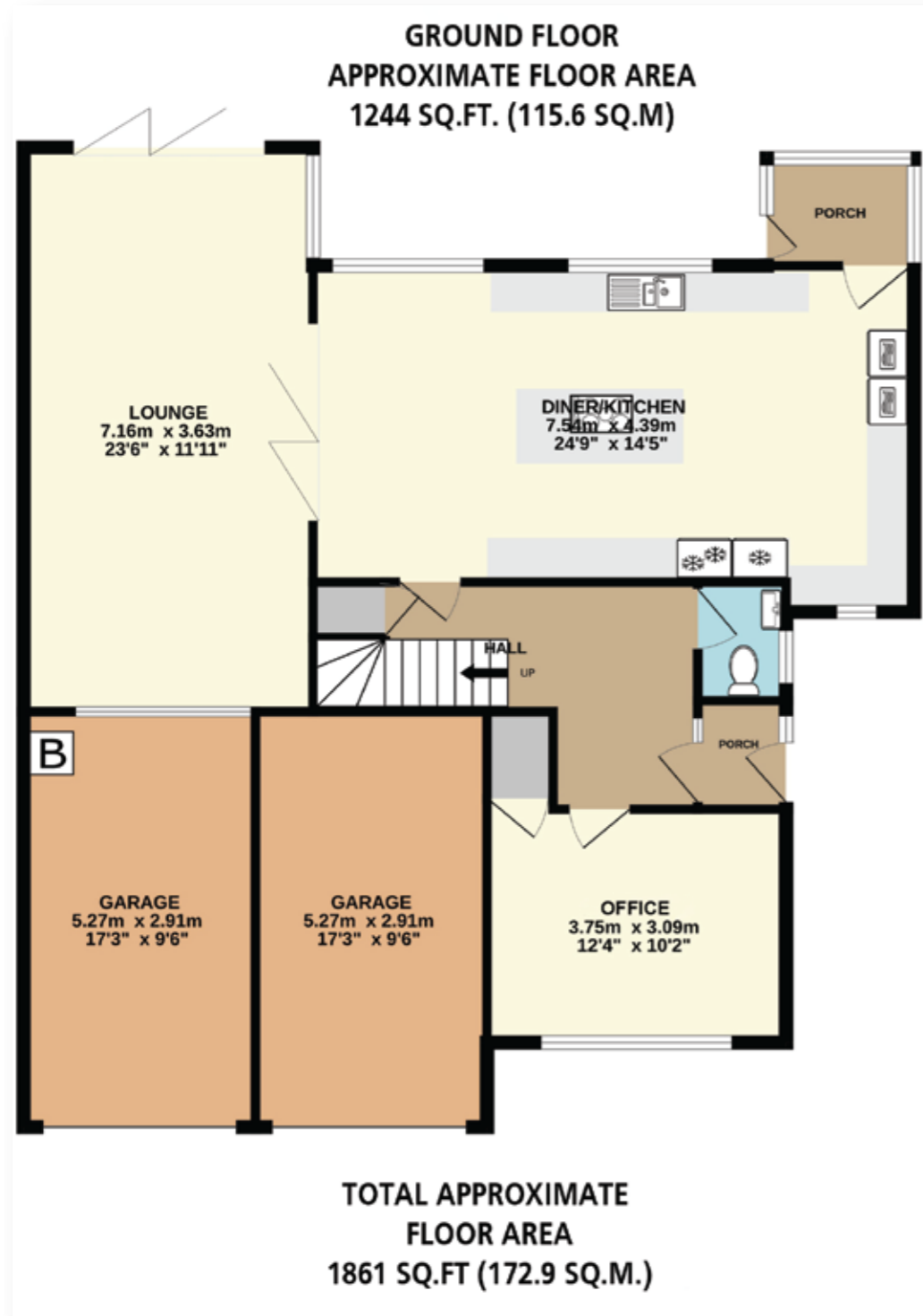




Family Bathroom

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

To the rear of the property, there is a stone flagged seating terrace with an external power point, water tap, decorative fountain and provision for a hot tub and barbecue area. Access can be gained to the rear porch. Steps lead up to a composite decked terrace that provides additional pleasant seating and access can be gained to the lounge. Beyond the terraces, there is a garden that is mainly laid to lawn and wraps around to the left side of the property. The garden has a mature hedge border and an additional stone flagged seating area.

An Excellent South-Facing
Landscaped Garden...





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

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

Shared Access/Rights of Access: There are no rights of access or shared access.

Covenants/Easements/Wayleaves and Flood Risk: A covenant states that the property can only be used for private use. The flood risk is low.

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.



23 Hill Turrets Close

Whirlow, Sheffield,

South Yorkshire S11 9RE

Offers in the Region of £650,000