



92 Bushey Wood Road

Dore, Sheffield



**Blenheim**  
Park Estates





### Exterior and Gardens

To the front of the property, there is a block paved driveway, which provides parking for several vehicles with exterior lighting. Access can be gained to the integral garage and main entrance door. There is also a small lawn area and a planted border containing a mature tree and flowers/shrubs. A pedestrian gate opens to the right side of the property where a block paved/stone flagged path leads to the rear.

An Exceptional Five Bedroomed  
Family Residence in a Popular Location







92 Bushey Wood Road

## Welcome to 92 Bushey Wood Road

This outstanding five bedroomed detached residence has been extended and renovated to a superb standard to provide wonderful, contemporary family living in the sought-after area of Dore. The heart of the home is the stunning open plan living kitchen, which is bathed in natural light and presents the perfect space for everyday family living.

Within the living kitchen, there is a high-quality kitchen with integrated appliances, ample space for a dining table and a separate living area. Allowing a free-flowing layout to the outdoors, sliding and bi-folding glazed doors open from the living kitchen and bar to the large seating terrace, creating an ideal arrangement for entertaining family and friends. Also on the ground floor is a stylish bay windowed lounge and a versatile play room that could be utilised as another sitting room or formal dining room. Positioned on the first floor are five bedrooms, including a master bedroom with an en-suite shower room and balcony. In addition, there is a modern shower room and a separate family bathroom. Externally, there is off-road parking for multiple vehicles within the block paved driveway and another car in the integral garage, and the mature garden that adjoins the seating terrace creates a lovely environment for the home.

92 Bushey Wood Road 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 private and state schooling in the area. Additionally, the property is conveniently positioned for access to Sheffield city centre and the Dore & Totley 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 trails.

**The property briefly comprises on the ground floor:** Entrance vestibule, entrance hall, play room, lounge, WC, living kitchen, bar, pantry, utility room and integral garage.

**On the first floor:** Landing, master bedroom, master balcony, master en-suite, shower room, inner landing, bedroom 3, bedroom 5, family bathroom, bedroom 2 and bedroom 4.

### Ground Floor

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

#### Entrance Vestibule

Having recessed lighting, recessed shelving and tiled flooring. An oak door opens to a cloaks cupboard and an oak door with a glazed panel also opens to the entrance hall.

#### Entrance Hall

Providing a warm welcome with recessed lighting, a central heating radiator and Kardean flooring. Oak doors open to the play room, lounge and WC. An oak door with a glazed panel also opens to the living kitchen.

#### Play Room

10'11 x 17'4 (3.33m x 5.28m)

A versatile reception room that is currently utilised as a play room but could be an additional sitting room or formal dining room. Having a front facing UPVC double glazed window, pendant light point, wall mounted light points, partially panelled walls, central heating radiator, TV/aerial cabling and Kardean flooring. There is also a decorative fireplace surround with a stone tiled hearth.

#### Lounge

11'2 x 13'0 (3.41m x 3.96m)

A fabulous lounge with a front facing UPVC double glazed bay window, coved ceiling, pendant light point, wall mounted light points, central heating radiator and Kardean flooring. The focal point of the room is the freestanding Dimplex log effect electric fire with an oak mantel and a stone tiled hearth.

#### WC

Having recessed lighting, extractor fan, central heating radiator with a towel rail and Kardean flooring. There is a suite in white, which comprises of a low-level RAK Ceramics WC and a wall mounted wash hand basin with a chrome mixer tap.

### Entrance Hall

Providing a warm welcome with recessed lighting, a central heating radiator and Kardean flooring. Oak doors open to the play room, lounge and WC. An oak door with a glazed panel also opens to the living kitchen.







**Living Kitchen**  
29'10 x 24'5 (9.09m x 7.45m)

A beautiful open plan living kitchen that provides well-proportioned areas for cooking, dining and relaxing.

**Living Area**

Having recessed lighting, one fully panelled wall, CAT 5 cabling and Karndean flooring with under floor heating.

The Stunning Open Plan Living Kitchen  
Provides the Heart of the Residence...







### Dining Kitchen

A stunning dining kitchen that is bathed with natural light through a double glazed skylight, a rear facing aluminium double glazed window and rear and side facing full-height aluminium double glazed panels. Having recessed lighting, pendant light points and Karndean flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands, a large fitted mirror and an inset 1.5 bowl Franke sink with a Kettle boiling water tap. Also having a central island providing additional storage, a wine rack, wine cooler and a matching quartz work surface extends to provide seating for three chairs. Appliances include a Neff five-ring induction hob with a concealed extractor fan above, two Miele fan assisted ovens with pyrolytic cleaning function, Blomberg dishwasher, Sharp full-height fridge and a full-height freezer. Double oak doors open to the bar. Oak doors also open to the pantry and utility room. A sliding aluminium door with a double glazed panel and an additional matching panel opens to the rear of the property.

A High-Quality Kitchen Featuring a  
Central Island & Integrated Appliances







A Free Flowing Living Space, Ideal  
for Entertaining Friends & Family...







**Lounge**  
11'2 x 13'0 (3.41m x 3.96m)

A fabulous lounge with a front facing UPVC double glazed bay window, coved ceiling, pendant light point, wall mounted light points, central heating radiator and Karndean flooring. The focal point of the room is the freestanding Dimplex log effect electric fire with an oak mantel and a stone tiled hearth.

A Generously Sized  
Bay Windowed Lounge





## Bar

14'5 x 17'8 (4.39m x 5.39m)

A superb space for entertaining with aluminium bi-folding doors with double glazed panels opening to the rear garden. Also having recessed lighting, Karndeian flooring with under floor heating and to one corner, there is a fitted bar with shelving and space for two chairs.



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## Extended and Renovated by the Current Owners to Create Outstanding Contemporary Accommodation

### Living Kitchen

29'10 x 24'5 (9.09m x 7.45m)

A beautiful open plan living kitchen that provides well-proportioned areas for cooking, dining and relaxing.

### Living Area

Having recessed lighting, one fully panelled wall, CAT 5 cabling and Karndeian flooring with under floor heating.

### Dining Kitchen

A stunning dining kitchen that is bathed with natural light through a double glazed skylight, a rear facing aluminium double glazed window and rear and side facing full-height aluminium double glazed panels. Having recessed lighting, pendant light points and Karndeian flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands, a large fitted mirror and an inset 1.5 bowl Franke sink with a Kettle boiling water tap. Also having a central island providing additional storage, a wine rack, wine cooler and a matching quartz work surface extends to provide seating for three chairs. Appliances include a Neff five-ring induction hob with a concealed extractor fan above, two Miele fan assisted ovens with pyrolytic cleaning function, Blomberg dishwasher, Sharp full-height fridge and a full-height freezer. Double oak doors open to the bar. Oak doors also open to the pantry and utility room. A sliding aluminium door with a double glazed panel and an additional matching panel opens to the rear of the property.

### Bar

14'5 x 17'8 (4.39m x 5.39m)

A superb space for entertaining with aluminium bi-folding doors with double glazed panels opening to the rear garden. Also having recessed lighting, Karndeian flooring with under floor heating and to one corner, there is a fitted bar with shelving and space for two chairs.

### Pantry

Having automatic recessed lighting, fitted shelving and Karndeian flooring.

### Utility Room

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan and Karndeian flooring with under floor heating. There is a range of fitted base and wall units, incorporating a matching work surface and an inset 1.0 bowl sink with a Franke chrome mixer tap. There is also space/provision for an automatic washing machine and a tumble dryer. An oak fire door opens to the integral garage.

### Integral Garage

13'6 x 19'8 (4.11m x 6.00m)

Having an up-and-over electric door, light, power and tiled flooring. Also housing the two fuse boards. A composite door with a double glazed panel opens to the front of the property.

From the entrance hall, a staircase with an oak hand rail and glazed balustrading rises to the:

### First Floor

#### Landing

Having a rear facing UPVC double glazed panel and recessed lighting. Oak doors open to the master bedroom and shower room. An opening gives access to the inner landing. Access can also be gained to a loft space.

#### Master Bedroom

10'11 x 14'11 (3.33m x 4.56m)

A generous master bedroom with a front facing UPVC double glazed window, flush light points, one partially panelled wall and a central heating radiator. An oak door opens to the master en-suite. A sliding UPVC door with a double glazed panel and a matching side panel opens to a balcony.

#### Master Balcony

Having glazed balustrading with an aluminium hand rail.

#### Master En-Suite

Having a front facing UPVC double glazed window, recessed lighting, extractor fan, two fully tiled walls, illuminated vanity mirror, chrome heated towel rail and tiled flooring. There is a RAK Ceramics suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

#### Shower Room

Having recessed lighting, extractor fan, three fully tiled walls, chrome heated towel rail, illuminated vanity mirror and tiled flooring. There is a suite in white, which comprises of a RAK Ceramics low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a fitted rain head shower and a glazed screen/door.

#### Inner Landing

Having recessed lighting and oak doors opening to bedroom 3, bedroom 5, family bathroom, bedroom 2 and bedroom 4.

#### Bedroom 3

11'4 x 9'3 (3.45m x 2.82m)

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

#### Bedroom 5

7'11 x 8'3 (2.41m x 2.51m)

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

## Play Room

10'11 x 17'4 (3.33m x 5.28m)

A versatile reception room that is currently utilised as a play room but could be an additional sitting room or formal dining room. Having a front facing UPVC double glazed window, pendant light point, wall mounted light points, partially panelled walls, central heating radiator, TV/aerial cabling and Karndeian flooring. There is also a decorative fireplace surround with a stone tiled hearth.







**Master Bedroom**  
10'11 x 14'11 (3.33m x 4.56m)

A generous master bedroom with a front facing UPVC double glazed window, flush light points, one partially panelled wall and a central heating radiator. An oak door opens to the master en-suite. A sliding UPVC door with a double glazed panel and a matching side panel opens to a balcony.







### Master En-Suite

Having a front facing UPVC double glazed window, recessed lighting, extractor fan, two fully tiled walls, illuminated vanity mirror, chrome heated towel rail and tiled flooring. There is a RAK Ceramics suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



### Bedroom 3

11'4 x 9'3 (3.45m x 2.82m)

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



### Bedroom 2

13'5 x 9'3 (4.09m x 2.82m)

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



### Bedroom 4

8'0 x 12'8 (2.45m x 3.85m)

Currently used as an office but could easily be utilised as a fourth bedroom. Having a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging and shelving.







92 Bushey Wood Road

## Positioned on a Sought-After Road in Dore and Being in a Good Location for Amenities and Highly Regarded Schooling

### Family Bathroom

A modern family bathroom with a rear facing UPVC double glazed window, recessed lighting, extractor fan, chrome heated towel rail, illuminated vanity mirror, recessed shelf with a light above and tiled flooring. There is a suite in white, which comprises of a wall mounted WC and a wall mounted vanity unit, incorporating a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen. Tiled steps rise to an area which houses a freestanding bath with a chrome mixer tap and a hand shower facility.



### Family Bathroom

A modern family bathroom with a rear facing UPVC double glazed window, recessed lighting, extractor fan, chrome heated towel rail, illuminated vanity mirror, recessed shelf with a light above and tiled flooring. There is a suite in white, which comprises of a wall mounted WC and a wall mounted vanity unit, incorporating a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen. Tiled steps rise to an area which houses a freestanding bath with a chrome mixer tap and a hand shower facility.

### Bedroom 2

13'5 x 9'3 (4.09m x 2.82m)

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

### Bedroom 4

8'0 x 12'8 (2.45m x 3.85m)

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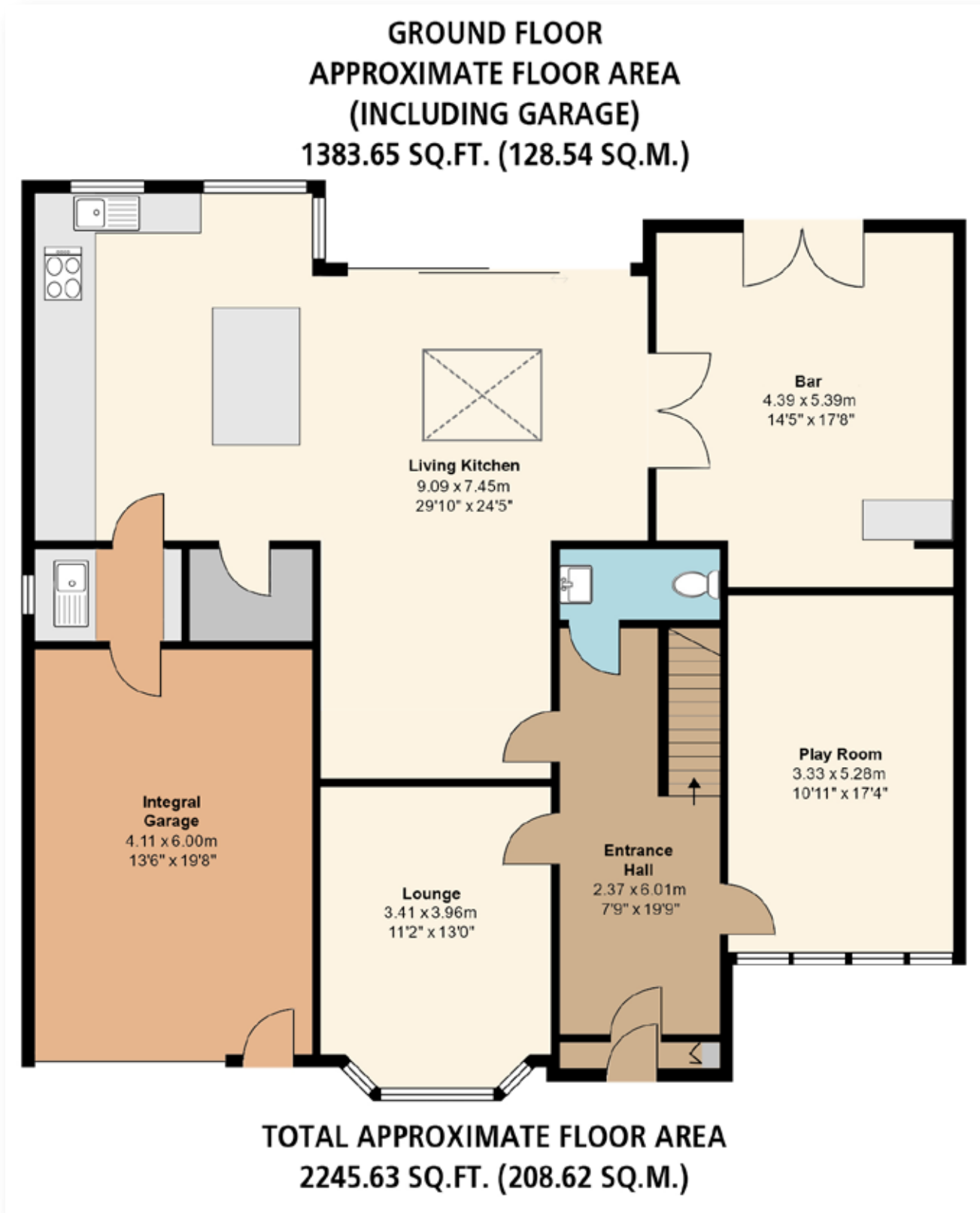
### Exterior and Gardens

To the front of the property, there is a block paved driveway, which provides parking for several vehicles with exterior lighting. Access can be gained to the integral garage and main entrance door. There is also a small lawned area and a planted border containing a mature tree and flowers/shrubs. A pedestrian gate opens to the right side of the property where a block paved/stone flagged path leads to the rear.

To the rear of the property, steps rise to a large stone flagged seating terrace with exterior lighting, a patio heater, a water tap and an external power point. To one corner of the terrace, there is obscured glazed balustrading. Access can be gained to the bar and living kitchen. The steps lead back down to a garden that is mainly laid to lawn with a circular planted border and gravelled borders to each side. A stone flagged path leads along one side of the garden to the bottom boundary, where there is a stone flagged area with a mature planted border containing trees and shrubs and having space for a shed. A stone step rises to a stone flagged path that runs beneath a stone/timber pergola with shrubs to one side and leads to an area where there is space for a greenhouse. The garden is enclosed by mature hedging.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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A Sizeable Rear Garden, Incorporating  
a Fabulous Stone Flagged Seating Terrace







Offering Superb Indoor  
and Outdoor Living Spaces





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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:** F

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

**Rights of Access:** None.

**Covenants, Easements, Wayleaves and Flood Risk:** None and 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.



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Dore, Sheffield,

South Yorkshire S17 3QD

**Offers in the Region of £925,000**