



Baytrees
16 Cavendish Avenue, Dore

Exterior and Gardens

The property sits well back from Cavendish Avenue and is accessed via electric timber gates, operated remotely, which open to the front of the property.

To the front of the property, there's a large block paved driveway with a raised stone planter, a mature bay tree, an external power point, exterior lighting and a water tap. The driveway provides parking for several vehicles and access can be gained to the detached double garage. Also having an area that is mainly laid to lawn with mature shrubs and trees. A heavy timber door opens to a corridor, which leads to the rear and has light and access to two stores.

Detached Double Garage

18'4 x 17'3 (5.59m x 5.25m)

Having a rear facing double glazed window, an up-and-over electric door with obscured panels, light and power. There's a range of fitted Dura storage, including a workshop bench and a StorePanel wall storage system.

Store 1

Having a front facing double glazed circular panel, light, power and double timber door access.

Store 2

Having light and power and double timber door access.

An Exceptional Five Bedroomed
Detached Family Residence





Baytrees

Welcome to Baytrees

Positioned on one of Sheffield's most desirable roads and occupying a large plot, this exceptional five bedroomed detached residence offers extensive family living over three floors and a substantial south-facing garden, making it an ideal home for a growing family.

This outstanding home has an attractive front elevation with Tudor inspired boarding and benefits from a large gated driveway providing ample parking with the addition of a detached double garage. The rear garden is well-manicured and contains a wonderful array of plants, shrubs and trees. There is also a superb stone flagged seating terrace and a fruit garden.

The property is generously proportioned throughout and includes on the ground floor, a stunning dining kitchen by Russell & Hutton with integrated Siemens appliances, four spacious reception rooms and a downstairs WC. The first floor features the sumptuous master bedroom that has a luxurious en-suite bathroom with a remote-control shower and spa bath. There are also two additional double bedrooms and a modern, high-quality family bathroom. The inner hallway from the landing leads to the second floor where there is a sizeable office that has a pleasant view of the gardens and connects with two further bedrooms.

Baytrees 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 good local 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 walking trails.

The property briefly comprises on the ground floor: Entrance hall, lounge, dining kitchen, WC, formal dining room, garden room, sitting room and detached double garage.

On the first floor: Landing, master bedroom, master en-suite, bedroom 2, bedroom 3, family bathroom, storage cupboard and inner hallway.

On the second floor: Office, bedroom 4, bedroom 5 and bedroom 5 en-suite and WC.

Ground Floor

A heavy timber door with obscured glazed panels opens to the:

Entrance Hall

Having a front facing timber glazed panel, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator with a decorative cover and oak flooring. Timber doors with glazed panels open to the lounge, dining

kitchen and formal dining room. A timber door also opens to the WC.

Lounge

19'5 x 14'1 (5.93m x 4.30m)

A sizeable reception room with a front facing double glazed window and a rear facing double glazed bay window. Also having a coved ceiling with a decorative ceiling rose, wall mounted light points and central heating radiators. The focal point of the room is the coal effect gas fire with a timber mantel and a limestone surround/hearth. A door with a double glazed panel opens to the rear garden.

Dining Kitchen

29'2 x 13'9 (8.90m x 4.20m)

A stunning open plan dining kitchen incorporating a high-quality kitchen by Russell & Hutton and a light and spacious dining area, which benefits from under floor heating. Having front facing double glazed windows with electric blinds, a Velux roof light, recessed lighting and a pendant light point.





Dining Kitchen
29'2 x 13'9 (8.90m x 4.20m)

A stunning open plan dining kitchen incorporating a high-quality kitchen by Russell & Hutton and a light and spacious dining area, which benefits from under floor heating. Having front facing double glazed windows with electric blinds, a Velux roof light, recessed lighting and a pendant light point. Also having an access through to the formal dining room via a serving hatch, central heating radiator, a TV/aerial point and tiled flooring. A cupboard houses the Worcester boiler. There's a range of fitted base/wall and drawer units by Russell & Hutton, incorporating matching granite work surfaces, upstands, splash back and an inset 1.5 bowl Franke sink with a Quooker boiling tap. A central island with a matching granite work surface provides additional storage. Appliances are by Siemens and include a four-ring induction hob with a Flexinduction zone and extractor fan above, fan assisted oven, microwave oven, warming drawer, dishwasher, three drawer freezer and a full-height fridge. Also having additional fitted base and wall units, incorporating integrated vacuum cleaner charging point, a matching granite work surface, upstands, under-counter lighting, an integrated Siemens washer/dryer machine and an inset 1.0 bowl sink with a Franke chrome mixer tap. A heavy timber door with a double glazed obscured panel opens to the left side of the property.

A Stunning Dining Kitchen
by Russell & Hutton...



Lounge

19'5 x 14'1 (5.93m x 4.30m)

A sizeable reception room with a front facing double glazed window and a rear facing double glazed bay window. Also having a coved ceiling with a decorative ceiling rose, wall mounted light points and central heating radiators. The focal point of the room is the coal effect gas fire with a timber mantel and a limestone surround/hearth. A door with a double glazed panel opens to the rear garden.



Dining Kitchen



Garden Room

A superb garden room overlooking the gardens through rear and side facing double glazed windows, most with electric blinds. Also having a glazed roof, a wall mounted light point and tiled flooring with under floor heating. Double doors with double glazed panels open to the rear. A door with a double glazed panel also opens to the sitting room.



Formal Dining Room
15'10 x 13'0 (4.84m x 3.95m)

A fabulous formal dining room, which links to the dining kitchen through a useful serving access. Having a rear facing double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator with a decorative cover. The focal point of the room is the fireplace with an oak mantel and a tiled surround. Two separate doors with double glazed panels open to the rear garden and garden room.



Sitting Room
14'8 x 9'1 (4.47m x 2.78m)

Having side facing double glazed panels, coved ceiling, picture rail, wall mounted light points, a central heating radiator and a TV/aerial point. To one corner, there is also a fitted storage cupboard.





Baytrees

Offering Extensive Living Over Three Floors to Provide an Ideal Home for a Growing Family

Dining Kitchen Continued

Also having an access through to the formal dining room via a serving hatch, a central heating radiator, a TV/aerial point and tiled flooring. A cupboard houses the Worcester boiler. There's a range of fitted base/wall and drawer units by Russell & Hutton, incorporating matching granite work surfaces, upstands, splash back and an inset 1.5 bowl Franke sink with a Quooker boiling tap. A central island with a matching granite work surface provides additional storage. Appliances are by Siemens and include a four-ring induction hob with a Flexinduction zone and extractor fan above, fan assisted oven, microwave oven, warming drawer, dishwasher, three drawer freezer and a full-height fridge. Also having additional fitted base and wall units, incorporating integrated vacuum cleaner charging point, a matching granite work surface, upstands, under-counter lighting, an integrated Siemens washer/dryer machine and an inset 1.0 bowl sink with a Franke chrome mixer tap. A heavy timber door with a double glazed obscured panel opens to the left side of the property.

WC

Having a rear facing double glazed obscured circular panel, recessed lighting, partially panelled walls, a central heating radiator with a decorative cover and oak flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Formal Dining Room

15'10 x 13'0 (4.84m x 3.95m)

A fabulous formal dining room, which links to the dining kitchen through a useful serving access. Having a rear facing double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator with a decorative cover. The focal point of the room is the fireplace with an oak mantel and a tiled surround. Two separate doors with double glazed panels open to the rear garden and garden room.

Garden Room

A superb garden room overlooking the gardens through rear and side facing double glazed windows, most with electric blinds. Also having a glazed roof, a wall mounted light point and tiled flooring with under floor heating. Double doors with double glazed panels open to the rear. A door with a double glazed panel also opens to the sitting room.

Sitting Room

14'8 x 9'1 (4.47m x 2.78m)

Having side facing double glazed panels, coved ceiling, picture rail, wall mounted light points, a central heating radiator and a TV/aerial point. To one corner, there is also a fitted storage cupboard.

From the entrance hall, a staircase with a timber hand rail and balustrading rises to the:

First Floor

Landing

Having a rear facing double glazed window, recessed lighting, wall

mounted light point and a central heating radiator. Timber doors open to the master bedroom, bedroom 2, bedroom 3, family bathroom, storage cupboard and inner hallway.

Master Bedroom

17'1 x 14'1 (5.20m x 4.30m)

A sumptuous master bedroom with front and rear facing double glazed windows, decorative ceiling rose, recessed lighting and central heating radiators. There's a range of fitted furniture, incorporating short/long hanging, shelving, drawers and two bedside cabinets. Also having provision for a wall mounted television. A timber door opens to the master en-suite.

Master En-Suite

An Ultimate Bathroom that is fully tiled in limestone and having a front facing double glazed window and a rear facing double glazed circular panel. Also having recessed lighting, a fitted limestone bench, fitted vanity mirror, chrome heated towel rail, recessed shelving with lighting and a shaver point and under floor heating. There's a suite in white, which comprises of a wall mounted Laufen WC and a wall mounted Laufen wash hand basin with a chrome mixer tap. There's a panelled spa bath with feature lighting, a chrome mixer tap and a separate hand shower facility. To one corner, there's a walk-in shower enclosure with a fitted llux rain head shower with remote control facility, an additional hand shower facility and a glazed screen.

Bedroom 2

13'11 x 11'11 (4.24m x 3.62m)

A generous double bedroom with a rear facing double glazed bay window, pendant light point with a decorative ceiling rose, recessed lighting, a central heating radiator and a TV/aerial point. There's a range of fitted furniture, incorporating short/long hanging, shelving, drawers, two bedside tables and a large storage cabinet.

Bedroom 3

14'8 x 9'1 (4.46m x 2.77m)

Another double bedroom with front and rear facing double glazed windows, a pendant light point with a decorative ceiling rose, a central heating radiator and a TV/aerial point. Also having a decorative timber mantel.

Family Bathroom

Another Ultimate Bathroom that is fully tiled with a front facing double glazed obscured window and a side facing timber obscured glazed window. Also having recessed lighting, fitted vanity mirror, illuminated vanity mirror, recessed shelving with lighting, chrome heated towel rail, automatic feature lighting and under floor heating. A fitted storage cupboard houses the unvented hot water cylinder and has shelving. There's a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one corner, there's a panelled spa bath with a chrome mixer tap and a hand shower facility. To one corner, there's a walk-in shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen.



Master Bedroom
17'1 x 14'1 (5.20m x 4.30m)

A sumptuous master bedroom with front and rear facing double glazed windows, decorative ceiling rose, recessed lighting and central heating radiators. There's a range of fitted furniture, incorporating short/long hanging, shelving, drawers and two bedside cabinets. Also having provision for a wall mounted television. A timber door opens to the master en-suite.

A Sumptuous Master
Bedroom Suite...



Master En-Suite



Bedroom 2
13'11 x 11'11 (4.24m x 3.62m)

A generous double bedroom with a rear facing double glazed bay window, pendant light point with a decorative ceiling rose, recessed lighting, a central heating radiator and a TV/aerial point. There's a range of fitted furniture, incorporating short/long hanging, shelving, drawers, two bedside tables and a large storage cabinet.



Master En-Suite

An Ultimate Bathroom that is fully tiled in limestone and having a front facing double glazed window and a rear facing double glazed circular panel. Also having recessed lighting, a fitted limestone bench, fitted vanity mirror, chrome heated towel rail, recessed shelving with lighting and a shaver point and under floor heating. There's a suite in white, which comprises of a wall mounted Laufen WC and a wall mounted Laufen wash hand basin with a chrome mixer tap. There's a panelled spa bath with feature lighting, a chrome mixer tap and a separate hand shower facility. To one corner, there's a walk-in shower enclosure with a fitted Ilux rain head shower with remote control facility, an additional hand shower facility and a glazed screen.



Bedroom 3
14'8 x 9'1 (4.46m x 2.77m)

Another double bedroom with front and rear facing double glazed windows, a pendant light point with a decorative ceiling rose, a central heating radiator and a TV/aerial point. Also having a decorative timber mantel.



Family Bathroom

Another Ultimate Bathroom that is fully tiled with a front facing double glazed obscured window and a side facing timber obscured glazed window. Also having recessed lighting, fitted vanity mirror, illuminated vanity mirror, recessed shelving with lighting, chrome heated towel rail, automatic feature lighting and under floor heating. A fitted storage cupboard houses the unvented hot water cylinder and has shelving. There's a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one corner, there's a panelled spa bath with a chrome mixer tap and a hand shower facility. To one corner, there's a walk-in shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen.



Inner Hallway

Having a front facing double glazed window, recessed lighting and a fitted shelving unit. A staircase with a timber hand rail, balustrading and an under-stair storage cupboard rises to the second floor.



Bedroom 4

11'5 x 7'4 (3.49m x 2.24m)

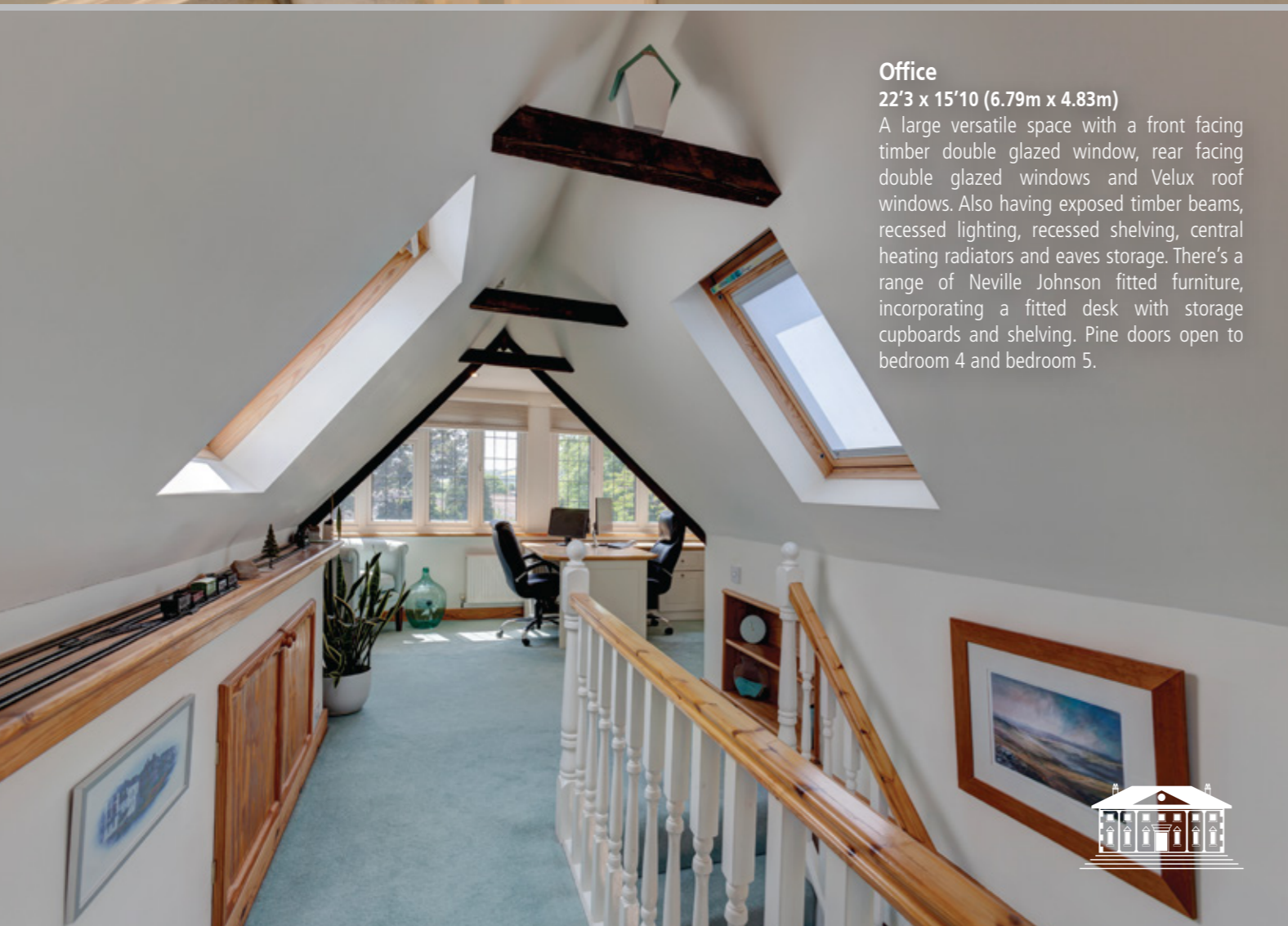
Having a front facing timber double glazed window, Velux roof window, exposed timber beams, recessed lighting, central heating radiator, TV/aerial point and storage to the eaves.



Office

22'3 x 15'10 (6.79m x 4.83m)

A large versatile space with a front facing timber double glazed window, rear facing double glazed windows and Velux roof windows. Also having exposed timber beams, recessed lighting, recessed shelving, central heating radiators and eaves storage. There's a range of Neville Johnson fitted furniture, incorporating a fitted desk with storage cupboards and shelving. Pine doors open to bedroom 4 and bedroom 5.



Bedroom 5 En-Suite

Having a rear facing double glazed obscured window, recessed light point, extractor fan and tiled flooring. There's a separate shower enclosure with a fitted shower and a glazed screen/door. A pine door opens to the WC and an opening gives access to bedroom 5.



WC

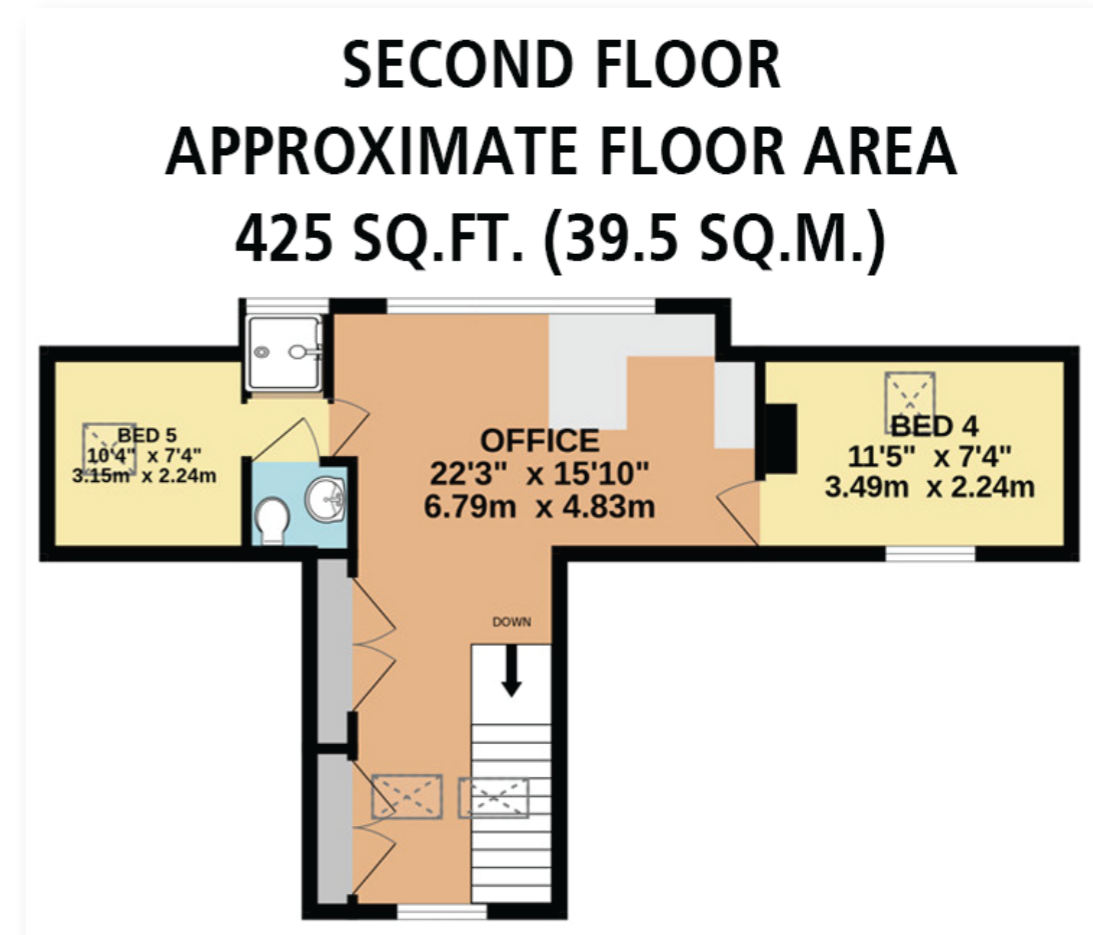
Having a recessed light point, an extractor fan, one tiled wall and tiled flooring. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with traditional chrome taps.

Bedroom 5

10'4 x 7'4 (3.15m x 2.24m)

Having a Velux roof window, exposed timber beams, recessed lighting, a central heating radiator and storage to the eaves.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Baytrees

Positioned on one of Sheffield's Most Desirable Roads in a Sought-After Location

Storage Cupboard

A useful storage cupboard with access to the comprehensive Chubb intruder alarm system linked to the mobile phone system.

Inner Hallway

Having a front facing double glazed window, recessed lighting and a fitted shelving unit. A staircase with a timber hand rail, balustrading and an under-stair storage cupboard rises to the second floor.

Second Floor

Office

22'3 x 15'10 (6.79m x 4.83m)

A large versatile space with a front facing timber double glazed window, rear facing double glazed windows and Velux roof windows. Also having exposed timber beams, recessed lighting, recessed shelving, central heating radiators and eaves storage. There's a range of Neville Johnson fitted furniture, incorporating a fitted desk with storage cupboards and shelving. Pine doors open to bedroom 4 and bedroom 5.

Bedroom 4

11'5 x 7'4 (3.49m x 2.24m)

Having a front facing timber double glazed window, Velux roof window, exposed timber beams, recessed lighting, central heating radiator, TV/aerial point and storage to the eaves.

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Having a rear facing double glazed obscured window, recessed light point, extractor fan and tiled flooring. There's a separate shower enclosure with a fitted shower and a glazed screen/door. A pine door opens to the WC and an opening gives access to bedroom 5.

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Bedroom 5

10'4 x 7'4 (3.15m x 2.24m)

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Exterior and Gardens

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A heavy timber door opens to a corridor, which leads to the rear and has light and access to two stores.

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Store 1

Having a front facing double glazed circular panel, light, power and double timber door access.

Store 2

Having light and power and double timber door access.

To the rear of the property, there's a stone flagged seating terrace with exterior lighting and electrically operated awning. Access can be gained to the lounge, formal dining room and garden room. Stone steps lead down to a stone flagged path, which wraps around to the left of the property where there is a water tap and access can be gained to the dining kitchen.

Beyond the seating terrace there's a substantial, manicured garden, which is mainly laid to lawn with well-stocked borders, incorporating mature trees and shrubs. A gravelled path leads down the left side of the garden with a mature planted border containing a variety of plants, trees and shrubs. The path continues to the bottom of the garden.

To the bottom of the garden, the gravelled path meanders through different landscaped areas with a range of mature trees, rockery borders, exterior lighting, a lawned area and a central pond. There is a fruit garden, which contains many different fruits, such as apples, rhubarb, blackcurrants and more. Also having a greenhouse with electric supply and a shed. The gardens are fully enclosed by mature hedging to ensure privacy and security. Both front and rear are further protected by movement operated lighting.





Exterior and Gardens Continued

To the rear of the property, there's a stone flagged seating terrace with exterior lighting and electrically operated awning. Access can be gained to the lounge, formal dining room and conservatory. Stone steps lead down to a stone flagged path, which wraps around to the left of the property where there is a water tap and access can be gained to the dining kitchen. Beyond the seating terrace there's a substantial, manicured garden, which is mainly laid to lawn with well-stocked borders, incorporating mature trees and shrubs. A gravelled path leads down the left side of the garden with a mature planted border containing a variety of plants, trees and shrubs. The path continues to the bottom of the garden.

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A Substantial & Manicured
South-Facing Garden...







Situated Within a
Generous Plot



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

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.



Baytrees

16 Cavendish Avenue, Dore,
Sheffield, South Yorkshire S17 3NJ

Offers in the Region of £1,750,000