



## Oak House

3 Dore Lodge Gardens, Dore Road, Dore, Sheffield S17 3AD

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**Blenheim**  
Park Estates





A Striking Detached Residence  
in the Heart of Dore...







## Welcome to Oak House

A striking and significant property offering generous living space over three floors in the highly desirable location of Dore.

This six double bed roomed and three bathroomed stone built detached property is ideally located on Dore Road and has been designed to code level 3 for sustainable homes. The property offers low energy costs and has under floor heating, discreet solar panels and energy efficient double glazed windows. The property is set within a secure gated community and is situated at the end of a tree lined private road serving only four other properties. Dore Lodge Gardens are located on the edge of the majestic Peak District National Park, within walking distance to the attractive village of Dore and local amenities, restaurants, bars, cafe's, shops, schools and railway links. This superb family home is also within easy reach of Sheffield City Centre and the M1 motorway.

**The property briefly comprises on the ground floor:** Entrance hall, study, fabulous open plan dining room, kitchen, family area and lounge.

**On the first floor:** Landing, master bedroom with en-suite bathroom, two double bedrooms with Jack and Jill en-suite shower room, a further bedroom with connecting sitting area/office space and a good sized family bathroom.

**On the second floor:** Small landing, two generous sized bedrooms.

### Ground Floor

#### Entrance Hall

An elegantly decorated reception area comprising of an attractive entrance door with two front facing deep set glazed windows to either side, wood effect flooring, recessed lighting and an illuminated staircase rising to the first floor. There is also a useful under stairs store cupboard and a GSM door entry phone system. Doors open to the open plan dining room, lounge, kitchen and family area.

#### Lounge/Dining Room

27'5 x 20'11 (8.35m x 6.38m)

A superbly presented reception area with under floor heating, side facing patio doors opening onto the sun terrace and rear landscaped gardens. The dining room offers a pleasant area to dine having rear facing patio doors and underfloor heating, dimmable ceiling lights, TV aerial, satellite and phone points.

#### Kitchen/Breakfast Room

27'5 x 14'4 (8.35m x 4.36m)

Triple front facing glazed windows and patio doors to the side bathe this superb kitchen and family area with ample natural

light. Fitted to an impressive specification the "Karl Benz" bespoke kitchen boasts oak and black ash style units, "Silestone" work surfaces with separate island and breakfast bar, moulded preparation sink with boiling water tap and a stainless steel "Blanco" sink with mixer tap. "Kitchen Aid" appliances include: 5 zone induction hob with extractor fan and hood over, fan assisted oven, combination microwave oven, plate warmer, integral dishwasher and two full height fridge freezers. Having rustic tiled flooring with heating under, recessed lighting and dimmable ceiling lights.

#### Cloak Room

With white suite, sealed obscured double glazed window, tiled floor, partially tiled walls and extractor fan.

#### Study

12'2 x 9'6 (3.72m x 2.91m)

A versatile room with front facing double glazed window, underfloor heating, recessed lighting and telephone points.

#### Utility Room

Rear facing double glazed window and fitted with useful base and wall units, stainless steel sink with mixer tap, rustic tiled floor with heating under, rear entrance door and plumbing/space for a washer and dryer.

From the entrance hall a fabulous staircase with attractive Oak handrail and glass balustrade rises to:

#### First Floor

#### Landing

A large area with underfloor heating and a front facing double glazed window, loft access and built in store cupboard.



A Wonderful  
Welcome Awaits...







**Lounge/Dining Room**

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Rest and  
Relaxation...





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The Heart of this  
Superb Family Home







A Fabulous Bespoke  
Kitchen by Karl Benz







Entertain and Dine  
with Family and Friends





### Family Bathroom and Shower

Having luxury white suite by "Karl Benz", rear facing double glazed window, under floor heating and chrome heated towel rail.



Peace and  
Tranquility...



Oak House

## A Fabulous Stone Built Detached Property, Designed to Code Level 3 for Sustainable Homes

### Master Bedroom

17'10 x 15'2 (5.44m x 4.62m)

A spacious room having dual aspect side and rear facing double glazed windows. Underfloor heating, bespoke fitted full length wardrobes, TV aerial and phone point.

From the master bedroom a door leads to:

### En Suite Bath and Shower Room

Having luxury white suite by "Karl Benz", rear facing double glazed obscured window. Fully tiled shower cubicle with "Grohe" shower, chrome heated towel rail and tiled floor with heating under.

### Bedroom 2

15'11 x 12'11 (4.85m x 3.93m)

Having triple side facing double glazed windows, fitted wardrobes, under floor heating and access to the Jack and Jill en suite shower room.

### En Suite Shower Room

Having luxury white suite by "Karl Benz", front facing double glazed obscured window and tiled floor with heating under.

### Bedroom 3

14'4 x 11'1 (4.36m x 3.38m)

Having front facing double glazed windows, fitted wardrobes, under floor heating, TV aerial and phone point.

### Living Area/Study and Bedroom Suite comprising:

### Bedroom 4

18'5 x 11'6 (5.62m x 3.51m)

Having front facing "Velux" roof window, fitted wardrobes, central heating radiator and TV aerial and phone points.

### Sitting Area/Study

18'1 x 14'2 (5.51m x 4.32m)

With front and rear facing double glazed windows, under floor heating, TV aerial and phone point and door giving access to:

### Family Bathroom and Shower

Having luxury white suite by "Karl Benz", rear facing double glazed window, under floor heating and chrome heated towel rail.

The staircase rises to the:

### Second Floor Landing

With "Velux" roof window and access to loft space.

### Bedroom 5

19'0 x 14'1 (5.79m x 4.30m)

Having front and side facing, double glazed "Velux" roof window, central heating radiator, TV aerial and phone point.

### Bedroom 6

14'1 x 12'4 (4.30m x 3.75m)

Having side facing, double glazed "Velux" roof window, central heating radiator, TV aerial and phone points.







**Master Bedroom**  
17'10 x 15'2 (5.44m x 4.62m)

A spacious room having dual aspect side and rear facing double glazed windows. Underfloor heating, bespoke fitted full length wardrobes, TV aerial and phone point.

Luxury, Quality  
and Style...







Fabulous Landscaped Gardens  
for Outdoor Living and Entertaining









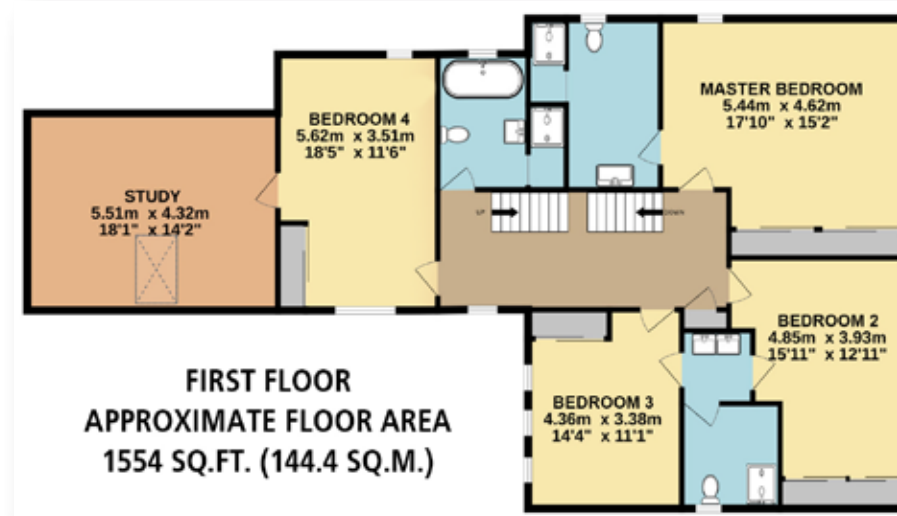
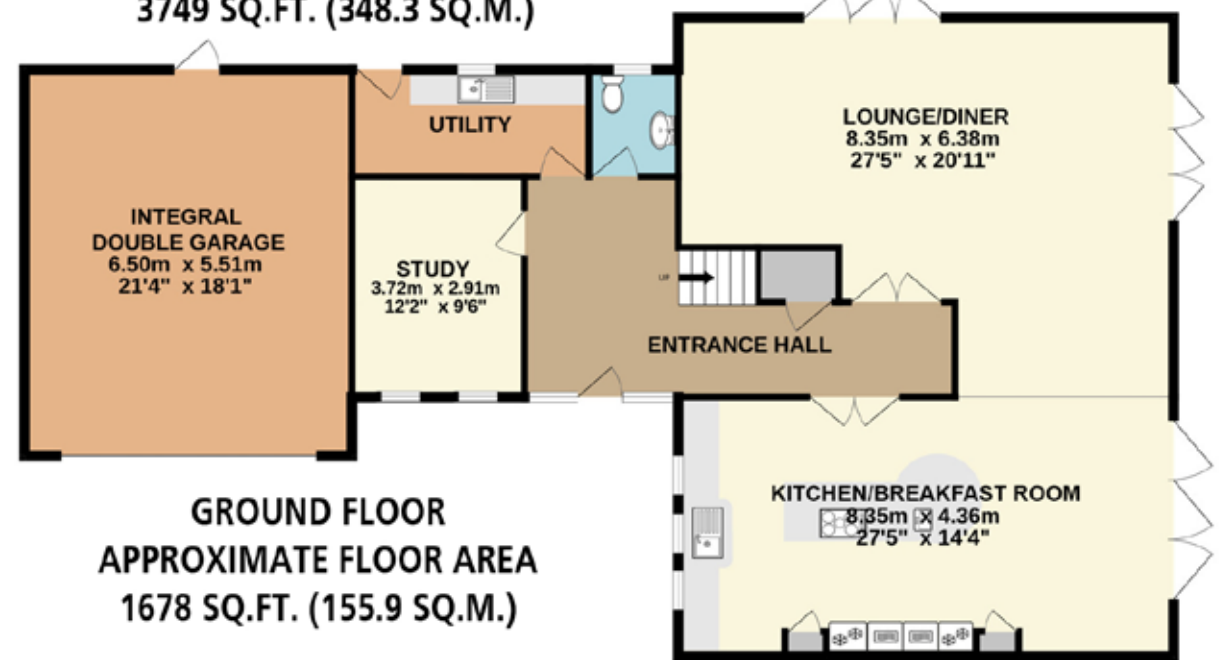


**Exterior and Gardens**

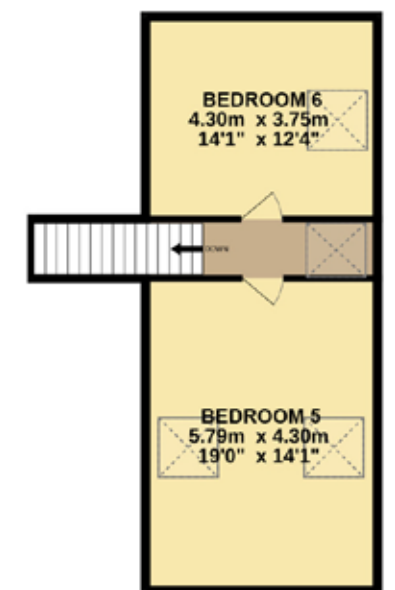
The property requires low to zero external maintenance and is situated at the head of a cul de sac with secure gated entrance and driveway leading to attached double garage, front garden with shaped lawn, shrubs and trees. To the rear of the property are fully enclosed, landscaped gardens comprising of stone flagged terraces with external lighting, neatly shaped lawns with planted rockeries and borders, ornamental trees and lighting.



**TOTAL APPROXIMATE FLOOR AREA  
3749 SQ.FT. (348.3 SQ.M.)**



**SECOND FLOOR  
APPROXIMATE FLOOR AREA  
518 SQ.FT. (48.1 SQ.M.)**



**Energy Efficiency Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 86      | 87        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |



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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.



**Oak House**

3 Dore Lodge Gardens, Dore Road,  
Sheffield, South Yorkshire S17 3AD

**Offers in the Region of £1,250,000**