



9 Bristol Road

Ecclesall, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Bristol Road, a wrought iron pedestrian gate set within stone walling opens to the front of the property. To the front, there is a stone flagged path with a gravelled area to one side with planted borders. Stone steps rise to the main entrance door.

Also from Bristol Road, access can also be gained to the left side of the property. A block paved driveway provides parking for one vehicle and has an electric car charging point. A timber pedestrian gate opens to the rear of the property.

A Beautiful Five Bedroomed
Semi-Detached Residence





Entrance Hall

Providing a warm welcome and filled with character. Having a coved ceiling, pendant light point with decorative ceiling rose, dado rails, central heating radiator, telephone point, deep skirtings and tiled flooring. Pine doors open to the lounge and dining kitchen. An oak door also opens to a staircase leading to the lower ground floor.



Welcome to 9 Bristol Road

Ideally located within walking distance to an array of amenities and positioned in a sought-after area, 9 Bristol Road is a beautiful five bedroomed semi-detached residence. Set over four floors, this outstanding home offers generous family living that exudes a wealth of attractive character features, such as sash windows, high coved ceilings and deep skirtings.

A warm welcome to the home is provided by the impressive entrance hall, which features Victorian tiled flooring. A spacious bay windowed lounge presents the perfect retreat, whilst the dining kitchen boasts an open plan layout containing a good-sized dining room and a modern breakfast kitchen, offering functional spaces for dining, entertaining and cooking. The current owners have expanded the accommodation by completing a superb lower ground floor conversion, which has the benefit of under floor heating throughout. Within the lower ground floor, there is a shower room, useful utility room and a versatile sitting room that opens out onto a wonderful outdoor seating terrace through bi-fold doors. Spanning the first and second floors are five bedrooms (three of which are doubles), a luxury family bathroom and a separate wet room. A south-facing garden is positioned to the rear of the home and is beautifully landscaped to incorporate two seating terraces and a lawn with mature planted borders. Off-road parking is available for one vehicle within the property's block paved driveway and additional parking can be purchased via permits from Sheffield City Council.

9 Bristol Road is located a short walk away from Ecclesall Road where there are a variety of shops, supermarkets, bars, restaurants and public houses. This family home is well placed within close proximity to a variety of private and public schools, all of which are reachable within a convenient distance. There is also good access to the renowned Sheffield Botanical Gardens, Endcliffe Park, Bingham Park and Whitley Woods. Situated within a short drive are all of Sheffield's hospitals, such as the Sheffield Children's, the Royal Hallamshire, and the two private hospitals Thornbury and Claremont. Additionally, the property is well-situated for multiple public transport links such as bus routes to the surrounding areas and the Sheffield train station is a short ride away. Popular locations in the Peak District can be easily reached and include Castleton, Bakewell and a host of outdoor trails.

The property briefly comprises on the ground floor: Entrance hall, lounge and dining kitchen.

On the lower ground floor: Hallway, storage cupboard, utility room, shower room, sitting room and boiler cupboard.

On the first floor: Landing, family bathroom, bedroom 2, master bedroom and bedroom 5.

On the second floor: Landing, bedroom 3, bedroom 4 and wet room.

Ground Floor

An entrance door with a decorative obscured glazed panel and a matching panel above opens to the:

Entrance Hall

Providing a warm welcome and filled with character. Having a coved ceiling, pendant light point with decorative ceiling rose, dado rails, central heating radiator, telephone point, deep skirtings and tiled flooring. Pine doors open to the lounge and dining kitchen. An oak door also opens to a staircase leading to the lower ground floor.

Lounge

15'9 x 14'3 (4.79m x 4.34m)

A spacious reception room with a front facing timber glazed bay window, which incorporates sash windows and fitted shutters. Having a coved ceiling, pendant light point with decorative ceiling rose, dado and picture rails, central heating radiator, deep skirtings and oak flooring. The focal point of the room is the decorative cast iron fireplace with a timber mantel and hearth.

Dining Kitchen

22'1 x 18'7 (6.73m x 5.67m)

A fabulous, functional open plan layout, which comprises a good-sized dining room and a well-appointed breakfast kitchen.

Dining Room

Having rear facing timber glazed sash windows, coved ceiling and a pendant light point with a decorative ceiling rose. Also having a central heating radiator, TV/aerial point, deep skirtings and oak flooring. The focal point of the room is the decorative cast iron fireplace with a timber mantel and hearth. A wide opening gives access to the breakfast kitchen.





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A Bright and Spacious
Bay Windowed Lounge





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Dining Room

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A Fabulous and Well-Appointed
Open Plan Dining Kitchen...





Breakfast Kitchen

A contemporary breakfast kitchen with a rear facing timber glazed sash window, coved ceiling, pendant light points, central heating radiator, deep skirtings and oak flooring. There is a range of fitted wall units and a feature tiled recess, which houses an Aga range cooker, incorporating a six-ring gas hob (including wok burner), two ovens, grill, storage drawer and a Smeg extractor hood above. A central L-shaped island offers additional storage, seating for two chairs, plinth/under surface lighting and a matching work surface with an inset 1.0 bowl Franke stainless steel sink with a chrome mixer tap and drainer. The integrated appliances include a Bosch dishwasher and two full-height Smeg fridge/freezers. A timber door with obscured glazed panels and a glazed panel above opens to the rear of the property.





Sitting Room
30'1 x 20'0 (9.16m x 6.10m)

A versatile space, currently used as a sitting room and dining area. Having side facing timber double glazed obscured panels, recessed lighting, TV/aerial point and tiled flooring with under floor heating. A timber door opens to the boiler cupboard, which houses the Worcester boiler. Bi-folding UPVC doors with double glazed panels open to the rear seating terrace.



Shower Room

Being fully tiled and having a side facing timber double glazed obscured panel, recessed lighting and an extractor fan. Also having a chrome heated towel rail, fitted storage cabinet, illuminated vanity mirror, shaver point and under floor heating. There is a NK Porcelanosa suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted Mira shower and a glazed screen.



Utility Room

Having a side facing timber obscured double glazed panel, recessed lighting, extractor fan and tiled flooring with under floor heating. There is a range of fitted base and wall units, incorporating a matching work surface, tiled splash back, integrated Lamona wine cooler and an inset 1.5 bowl Lamona sink with a mixer tap. There is also space/provision for an automatic washing machine and a tumble dryer. Additional storage is provided by built-in cupboards with shelving.





9 Bristol Road

This Fabulous Home has a Wealth of Character Features and Dates Back to 1870

Breakfast Kitchen

A contemporary breakfast kitchen with a rear facing timber glazed sash window, coved ceiling, pendant light points, central heating radiator, deep skirtings and oak flooring. There is a range of fitted wall units and a feature tiled recess, which houses an Aga range cooker, incorporating a six-ring gas hob (including wok burner), two ovens, grill, storage drawer and a Smeg extractor hood above. A central L-shaped island offers additional storage, seating for two chairs, plinth/under surface lighting and a matching work surface with an inset 1.0 bowl Franke stainless steel sink with a chrome mixer tap and drainer. The integrated appliances include a Bosch dishwasher and two full-height Smeg fridge/freezers. A timber door with obscured glazed panels and a glazed panel above opens to the rear of the property.

From the entrance hall, an oak door opens to a stairway with a pendant light point and tiled flooring. An oak staircase with an oak hand rail and glazed balustrading leads down to the:

Lower Ground Floor

Hallway

Having recessed lighting and tiled flooring with under floor heating. A timber door with glazed panels opens to the utility room and a timber door with obscured glazed panels opens to a shower room. Double timber doors open to a storage cupboard and a wide opening gives access to the sitting room.

Storage Cupboard

Having fitted shelving and tiled flooring.

Utility Room

Having a side facing timber obscured double glazed panel, recessed lighting, extractor fan and tiled flooring with under floor heating. There is a range of fitted base and wall units, incorporating a matching work surface, tiled splash back, integrated Lamona wine cooler and an inset 1.5 bowl Lamona sink with a mixer tap. There is also space/provision for an automatic washing machine and a tumble dryer. Additional storage is provided by built-in cupboards with shelving

Shower Room

Being fully tiled and having a side facing timber double glazed obscured panel, recessed lighting and an extractor fan. Also having a chrome heated towel rail, fitted storage cabinet, illuminated vanity mirror, shaver point and under floor heating. There is a NK Porcelanosa suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted Mira shower and a glazed screen.

Sitting Room

30'1 x 20'0 (9.16m x 6.10m)

A versatile space, currently used as a sitting room and dining area. Having side facing timber double glazed obscured panels, recessed lighting, TV/aerial point and tiled flooring with under floor heating. A timber door opens to the boiler cupboard, which houses the Worcester

boiler. Bi-folding UPVC doors with double glazed panels open to the rear seating terrace.

Ground Floor Continued

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

First Floor

Landing

Having a coved ceiling, pendant light point with a decorative ceiling rose, dado rails, central heating radiator, deep skirtings and Tedd Todd herringbone wooden flooring. A pine door with an obscured glazed panel opens to the family bathroom. Pine doors also open to bedroom 2, the master bedroom and bedroom 5.

Family Bathroom

Being fully tiled with limestone tiled walls and slate tiled flooring. Having a rear facing timber double glazed obscured sash window, side facing timber double glazed obscured window, recessed lighting, central heating radiator, glazed shelving and a shaver point. There is a Villeroy & Boch suite in white, which comprises a low-level WC and a wall mounted tiled platform that houses a wash hand basin with a chrome mixer tap and has a wall mounted decorative mirror above, which is included in the sale. Also having a freestanding roll top bath with claw feet and a chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted rain head shower and a glazed screen.

Bedroom 2

14'0 x 11'11 (4.26m x 3.63m)

A well-proportioned double bedroom. Having a rear facing timber glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and Tedd Todd herringbone wooden flooring.

Master Bedroom

14'3 x 13'1 (4.34m x 4.00m)

A generously-sized master bedroom with front facing timber glazed sash windows, coved ceiling, pendant light point with a decorative ceiling rose, picture rail, central heating radiator and deep skirtings.

Bedroom 5

8'9 x 7'10 (2.66m x 2.40m)

Currently used as a dressing room, but could be utilised as a fifth bedroom. Having a front facing timber glazed sash window, coved ceiling, pendant light point, picture rails, central heating radiator, telephone point and Tedd Todd herringbone flooring. To one wall, there is a range of fitted furniture, incorporating open short hanging, shelving and drawers.

From the landing, the staircase with a timber hand rail and balustrading continues to the second floor.

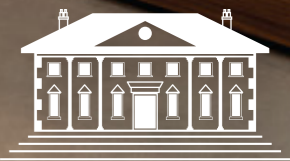




Master Bedroom

14'3 x 13'1 (4.34m x 4.00m)

A generously-sized master bedroom with front facing timber glazed sash windows, coved ceiling, pendant light point with a decorative ceiling rose, picture rail, central heating radiator and deep skirtings.





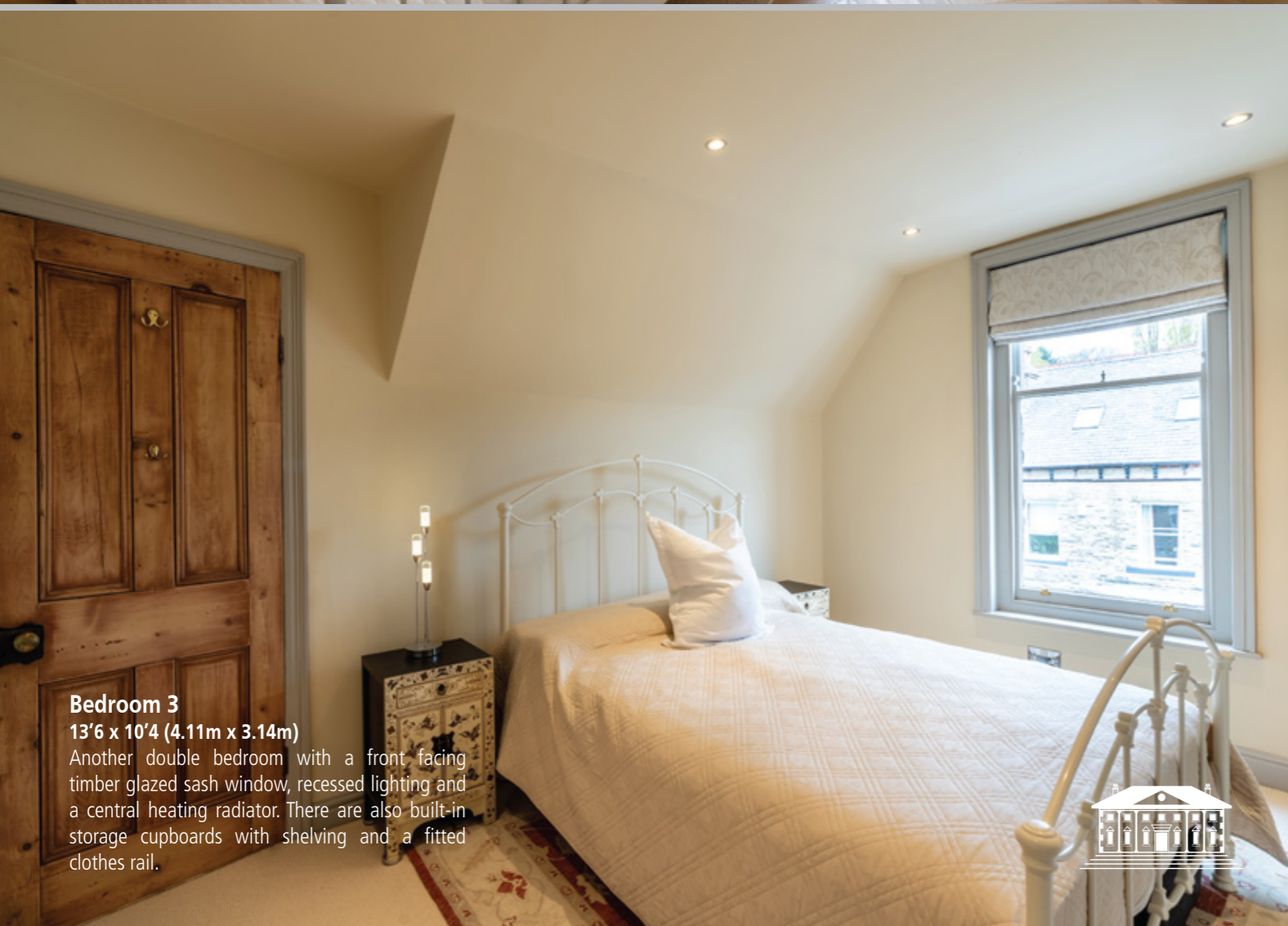
Bedroom 2
14'0 x 11'11 (4.26m x 3.63m)

A well-proportioned double bedroom. Having a rear facing timber glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and Tedd Todd herringbone wooden flooring.



Bedroom 4
13'7 x 9'9 (4.15m x 2.96m)

Having a rear facing dormer containing a timber glazed sash window and side facing glazed panels. Also having recessed lighting, an exposed timber beam, a central heating radiator and two built-in storage cupboards.



Bedroom 3
13'6 x 10'4 (4.11m x 3.14m)

Another double bedroom with a front facing timber glazed sash window, recessed lighting and a central heating radiator. There are also built-in storage cupboards with shelving and a fitted clothes rail.





Family Bathroom

Being fully tiled with limestone tiled walls and slate tiled flooring. Having a rear facing timber double glazed obscured sash window, side facing timber double glazed obscured window, recessed lighting, central heating radiator, glazed shelving and a shaver point. There is a Villeroy & Boch suite in white, which comprises a low-level WC and a wall mounted tiled platform that houses a wash hand basin with a chrome mixer tap and has a wall mounted decorative mirror above, which is included in the sale. Also having a freestanding roll top bath with claw feet and a chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted rain head shower and a glazed screen.





9 Bristol Road



Positioned in a Sought-After Area and Within Walking Distance to Amenities

Landing

Having a Velux roof window, recessed lighting, dado rails, TV/aerial cabling and a central heating radiator. There is also a useful storage cupboard with shelving. Pine doors open to bedroom 3, bedroom 4 and to the wet room. Access can also be gained to a loft space.

Bedroom 3

13'6 x 10'4 (4.11m x 3.14m)

Another double bedroom with a front facing timber glazed sash window, recessed lighting and a central heating radiator. There are also built-in storage cupboards with shelving and a fitted clothes rail.

Bedroom 4

13'7 x 9'9 (4.15m x 2.96m)

Having a rear facing dormer containing a timber glazed sash window and side facing glazed panels. Also having recessed lighting, an exposed timber beam, a central heating radiator and two built-in storage cupboards.

Wet Room

Being fully tiled in fossilised limestone and having a Velux roof window, recessed lighting, exposed timber beam, chrome heated towel rail and a shaver point. There is a suite in white, which comprises of a low-level WC and a tiled vanity unit, incorporating a fossilised limestone wash hand basin with a chrome mixer tap.

To one corner, there is a wet room style shower area that is bordered by a raised tiled edge and has a fitted shower.

Exterior and Gardens

From Bristol Road, a wrought iron pedestrian gate set within stone walling opens to the front of the property. To the front, there is a stone flagged path with a gravelled area to one side with planted borders. Stone steps rise to the main entrance door.

Also from Bristol Road, access can also be gained to the left side of the property. A block paved driveway provides parking for one vehicle and has an electric car charging point. A timber pedestrian gate opens to the rear of the property.

To the rear, there is a south-facing garden that is mainly laid to lawn with a timber decked seating terrace and a mixture of planted borders including mature shrubs and trees. A stone flagged path with exterior lighting gives access to a stone staircase, which rises to an entrance door opening the dining kitchen. From the garden, stone steps lead down to a stone flagged terrace with exterior lighting, a water tap and an external power point. Access can be gained to the sitting room on the lower ground floor and to a garden store.

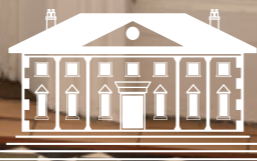
Garden Store

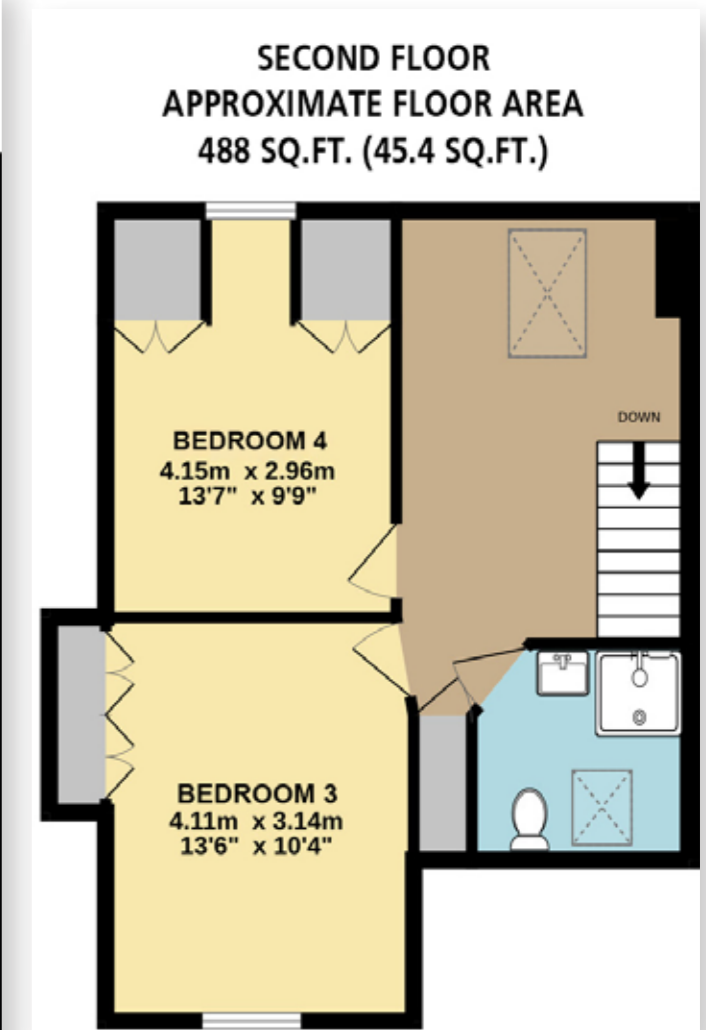
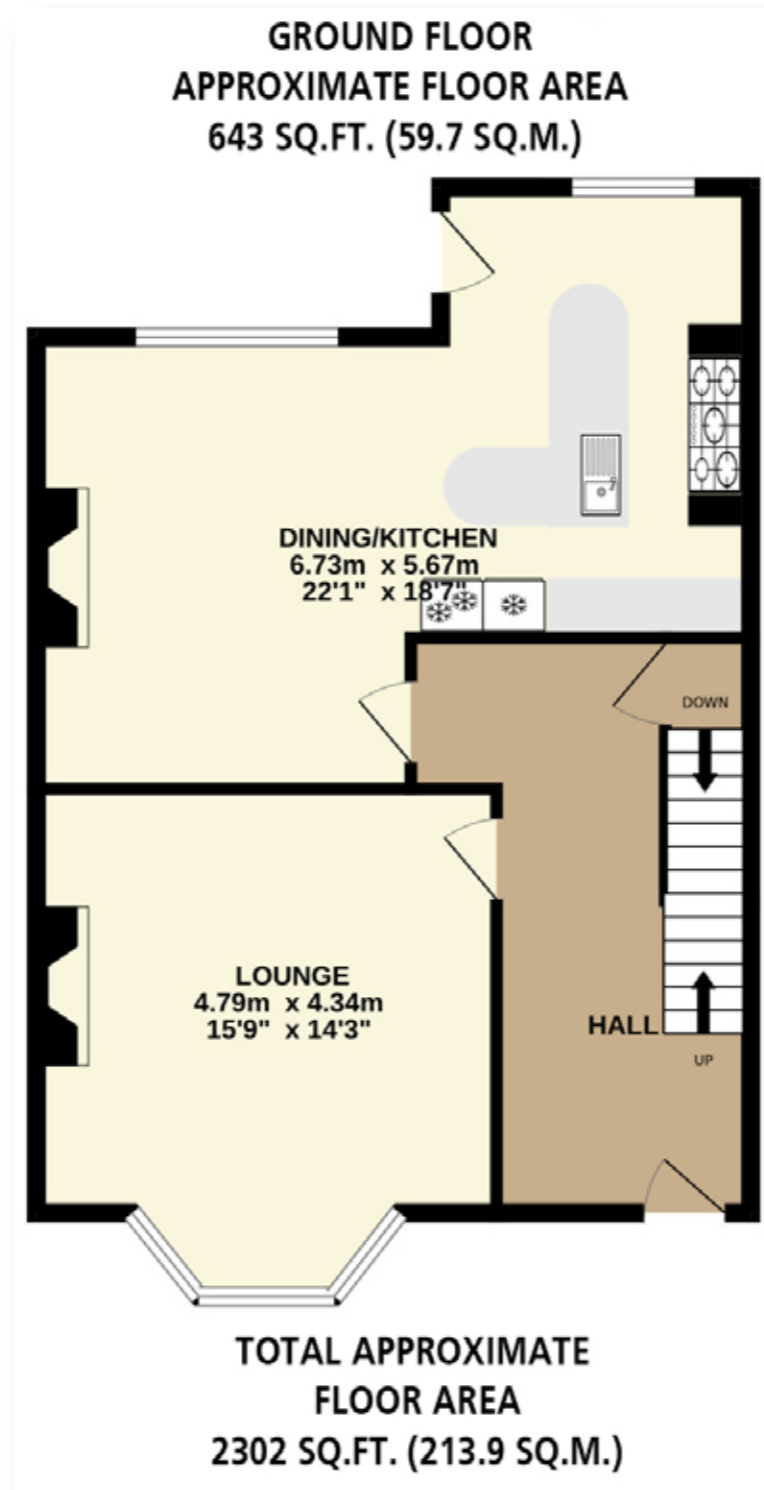
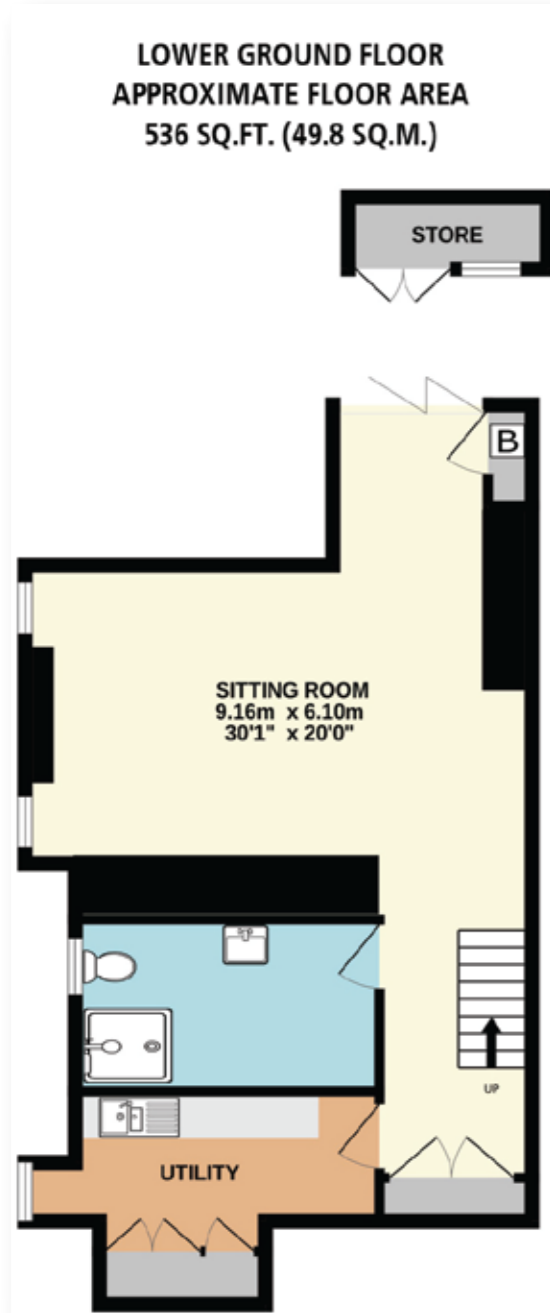
Having a timber glazed window, light and power.



Wet Room

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



Exterior and Gardens Continued

To the rear, there is a south-facing garden that is mainly laid to lawn with a timber decked seating terrace and a mixture of planted borders including mature shrubs and trees. A stone flagged path with exterior lighting gives access to a stone staircase, which rises to an entrance door opening the dining kitchen. From the garden, stone steps lead down to a stone flagged terrace with exterior lighting, a water tap and an external power point. Access can be gained to the sitting room on the lower ground floor and to a garden store.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: E

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

Shared Access/Rights of Access: None.

Covenants/Easements/Wayleaves and Flood Risk: None and the flood risk is very 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.



9 Bristol Road
Ecclesall, Sheffield,
South Yorkshire S11 8RL

Offers in the Region of £750,000