



9 Wadbrough Road

Ecclesall, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Wadbrough Road, an opening gives access to the front of the property where there is a patio area that is partially surrounded by mature trees. A heavy timber door gives access to a shared passageway from which access can be gained to the main entrance door of 9 Wadbrough Road.

A Wonderful Four
Bedroomed Residence





9 Wadbrough Road

Welcome to 9 Wadbrough Road

Located in one of Sheffield's most sought-after areas is this fantastic four bedroomed terraced home. This stunning residence serves as the perfect opportunity for a first-time buyer or a growing family with large living spaces and well proportioned bedrooms. Based just off Ecclesall Road, this residence is an ideal family home that would appeal to many buyers.

9 Wadbrough Road provides two spacious reception rooms, which include a generously sized lounge with a bay window, and a large dining kitchen. These areas are perfect for a growing family as they offer versatile spaces for relaxation and modern living.

On the first floor there are two well-proportioned bedrooms, a versatile third bedroom, which is currently being used as a study and a family bathroom. Two bedrooms retain key period features, such as the beautiful fireplaces. Meanwhile, the second floor hosts the master bedroom suite, which is a fabulous retreat. The master bedroom is a wonderful space which offers bright and airy accommodation. With a dressing room and an en-suite, this could also be utilised as an area for a teenager to enjoy their own privacy.

9 Wadbrough Road is positioned in one of Sheffield's best regarded districts and well-placed for local shops, fabulous restaurants and a wealth of amenities in Broomhill, Ecclesall Road, Hunters Bar & Sharrow Vale. This family home is well placed within close proximity to a variety of highly regarded private and public schools, all of which are reachable within walking distance in the immediate area. There is also convenient access to the renowned Sheffield Botanical Gardens, Endcliffe Park, Bingham Park and Whitley Woods. Sheffield train station is a short drive away and other public transport links are close-by. Popular locations in the Peak District can be reached in a reasonable time including Castleton, Bakewell and a host of outdoor trails.

The property briefly comprises of on the ground floor: Entrance hallway, lounge, storage cupboard, dining kitchen.

Basement level: Cellar.

On the first floor: Landing, family bathroom, bedroom 2, bedroom 3, bedroom 4.

On the second floor: Master bedroom, master walk-in wardrobe, master en-suite.

Ground Floor

A UPVC door with an obscured double glazed panel and a matching panel above opens to the:

Entrance Hallway

With a coved ceiling, pendant light point, central heating radiator, telephone point and timber effect flooring. Timber doors open to the lounge and storage cupboard and a timber door with an obscured glazed panel opens to the dining kitchen.

Lounge

14'1 x 12'8 (4.28m x 3.87m)

With a front facing UPVC double glazed bay window, coved

ceiling, pendant light point, central heating radiators, TV aerial point and timber effect flooring. The focal point of the room is the decorative fireplace with a cast iron surround and a stone hearth.

Dining Kitchen

A large area perfect for dining and general entertaining.

Dining Area

14'1 x 13'3 (4.28m x 4.05m)

With rear and side facing UPVC double glazed windows, pendant light points, central heating radiators and oak flooring. The focal point of the room is the decorative cast iron fireplace with a decorative timber surround and a granite hearth.

Kitchen

11'6 x 7'10 (3.50m x 2.39m)

There are a range of fitted base, wall/drawer units, a roll top work surface and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. There are fitted appliances which include a four ring AEG gas hob, and an AEG oven/grill. There is the provision for a full height fridge/freezer, a washing machine and tumble dryer. The kitchen also houses the Vaillant Boiler. A timber door with double glazed panels opens to the rear of the property.

Entrance Hallway

With a coved ceiling, pendant light point, central heating radiator, telephone point and timber effect flooring. Timber doors open to the lounge and storage cupboard and a timber door with an obscured glazed panel opens to the dining kitchen.





Lounge
14'1 x 12'8 (4.28m x 3.87m)

With a front facing UPVC double glazed bay window, coved ceiling, pendant light point, central heating radiators, TV aerial point and timber effect flooring. The focal point of the room is the decorative fireplace with a cast iron surround and a stone hearth.

A Fabulous Reception Room
Filled with Natural Light





Dining Kitchen

A large area perfect for dining and general entertaining.

Dining Area

14'1 x 13'3 (4.28m x 4.05m)

With rear and side facing UPVC double glazed windows, pendant light points, central heating radiators and oak flooring. The focal point of the room is the decorative cast iron fireplace with a decorative timber surround and a granite hearth.

Kitchen

11'6 x 7'10 (3.50m x 2.39m)

There are a range of fitted base, wall/drawer units, a roll top work surface and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. There are fitted appliances which include a four ring AEG gas hob, and an AEG oven/grill. There is the provision for a full height fridge/freezer, a washing machine and tumble dryer. The kitchen also houses the Vailant Boiler. A timber door with double glazed panels opens to the rear of the property.

A Bright and Airy
Dining Kitchen...





9 Wadbrough Road

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

Storage Cupboard

A useful area for storage with a flush light point. A timber door opens to a staircase which leads down to the:

Basement Level

Cellar

17'6 x 13'5 (5.33m x 4.08m)
With light and power.

Ground Floor Continued

From the entrance hallway, a staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

With pendant light points and a central heating radiator. Timber doors open to the family bathroom, bedroom 3, bedroom 2, bedroom 4.

Family Bathroom

With a rear facing UPVC obscured double glazed window, flush light point, shaver point, central heating radiator, chrome heated towel rail and timber effect flooring. There is a suite in white which comprises a Savoy low-level WC and a Savoy pedestal wash hand basin with a chrome mixer tap. There is a free standing roll-top bathtub with a Bensham chrome mixer tap and an additional hand shower facility. To one corner there is a separate partially tiled shower enclosure with a rainhead shower and a glazed screen.

Bedroom 2

13'3 x 10'5 (4.05m x 3.17m)
A spacious double bedroom with rear facing UPVC double glazed windows pendant light point, central heating radiator. The focal point of the room is the decorative fireplace with timber surround and cast iron mantle.

Bedroom 3

11'10 x 10'8 (3.60m x 3.25m)
A large double bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator. The focal point of the room is the decorative cast iron fireplace with a timber surround and cast iron mantle.

Bedroom 4

12'2 x 5'11 (3.70m x 1.80m)
A single bedroom that is currently being used as a study, but the versatility of the space is clear. With a front facing

UPVC double glazed window, pendant light point and a central heating radiator. There is a range of fitted furniture which incorporates long hanging storage, short hanging and shelving.

From the landing, a timber door opens to a staircase which rises to the:

Second Floor

Master Bedroom

20'9 x 10'1 (6.33m x 3.08m)
A spacious, bright and airy room with four Velux roof windows, exposed timber beams, a pendant light point and a central heating radiator. Access can be gained to eaves storage. Timber doors open to the master walk in wardrobe and the master en-suite.

Master Walk-In Wardrobe

With a flush light point and ample room for storage or could be utilised as a dressing room.

Master En-Suite

With recessed lighting, an exposed timber beam, wall mounted light point, extractor fan, and a chrome heated towel rail. There is a suite in white comprising a low level WC and a wall mounted wash hand basin with traditional chrome taps. There is a separate partially tiled shower enclosure which comprises a small traditional Mira fitted shower and a glazed screen/door. Access can be gained to eaves storage.

Exterior and Gardens

From Wadbrough Road, an opening gives access to the front of the property where there is a patio area that is partially surrounded by mature trees.

A heavy timber door gives access to a shared passageway from which access can be gained to the main entrance door of 9 Wadbrough Road.

A large timber gate opens to a further part of the passageway as it continues to the rear of the property.

To the rear of the property there is a sun-trap garden with patio seating area ideal for alfresco dining, raised pebbled bed, greenhouse and space for a large storage shed. There is a large stone patio area which has exterior lighting and a water tap. An outdoor low-level WC is currently exposed in a discreet corner, however, new owners could potentially turn it into a permanent outdoor WC.

A stone step rises to an elevated gravel area which contains a flowerbed, a greenhouse and a garden shed. The area is enclosed by timber fencing and brick walling.





Master Bedroom
20'9 x 10'1 (6.33m x 3.08m)

A spacious, bright and airy room with four Velux roof windows, exposed timber beams, a pendant light point and a central heating radiator. Access can be gained to eaves storage. Timber doors open to the master walk in wardrobe and the master en-suite.

A Spacious, Bright
Master Bedroom





Bedroom 2
13'3 x 10'5 (4.05m x 3.17m)

A spacious double bedroom with rear facing UPVC double glazed windows pendant light point, central heating radiator. The focal point of the room is the decorative fireplace with timber surround and cast iron mantle.





Bedroom 3
11'10 x 10'8 (3.60m x 3.25m)

A large double bedroom with a front-facing UPVC double-glazed window, pendant light point, central heating radiator. The focal point of the room is the decorative cast iron fireplace with a timber surround and cast iron mantle.



Master En-Suite

With recessed lighting, an exposed timber beam, wall-mounted light point, extractor fan, and a chrome heated towel rail. There is a suite in white comprising a low-level WC and a wall-mounted wash hand basin with traditional chrome taps. There is a separate partially tiled shower enclosure which comprises a small traditional Mira fitted shower and a glazed screen/door. Access can be gained to eaves storage.



Bedroom 4
12'2 x 5'11 (3.70m x 1.80m)

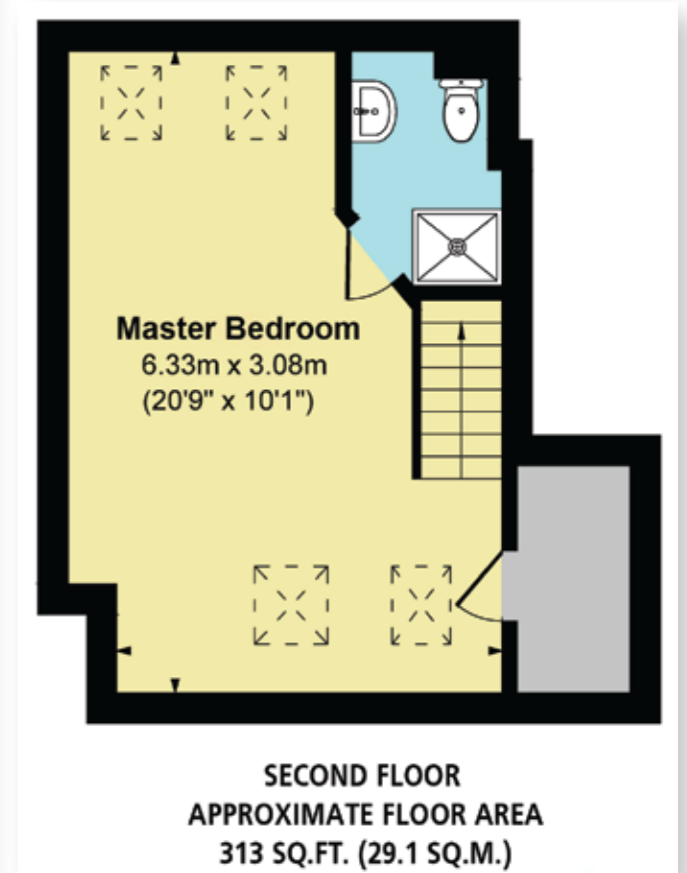
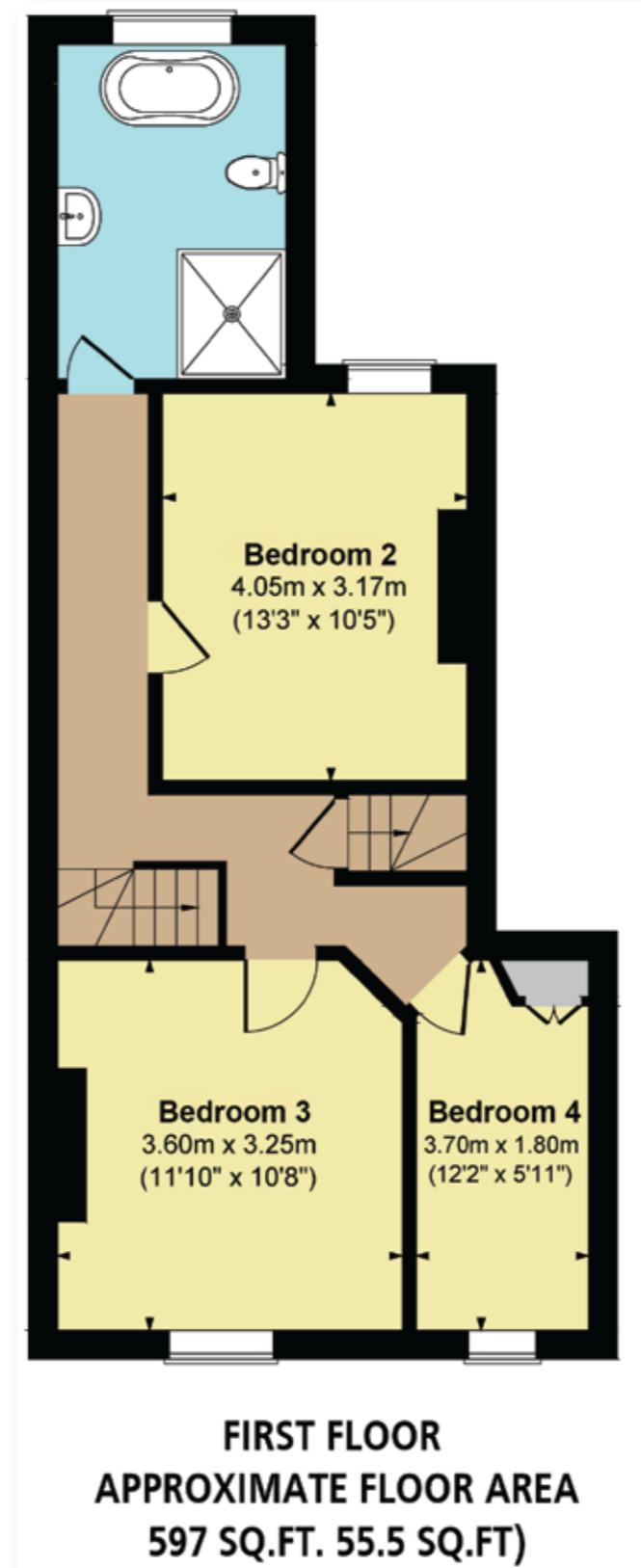
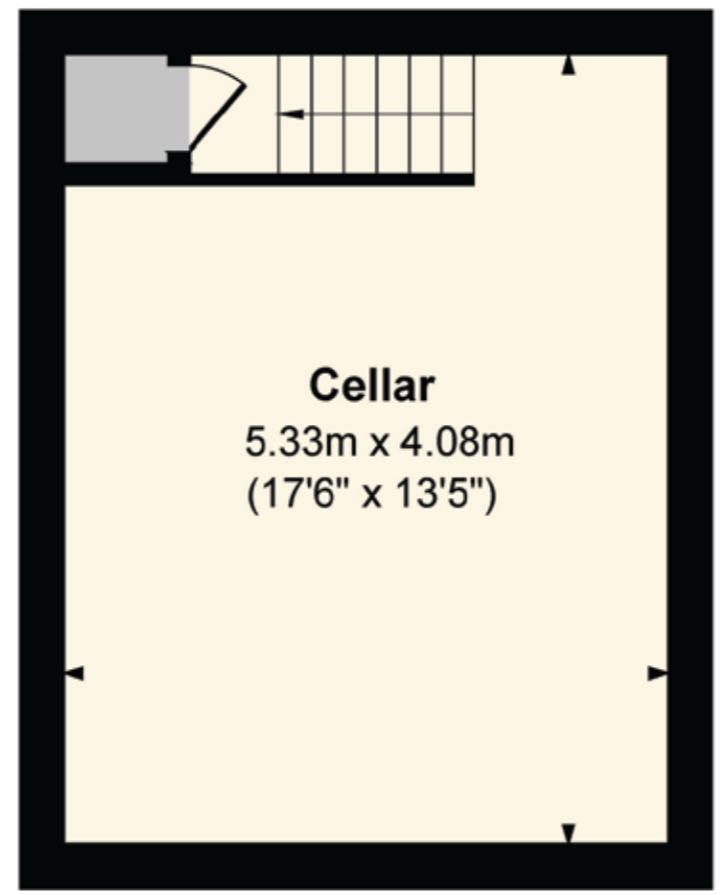
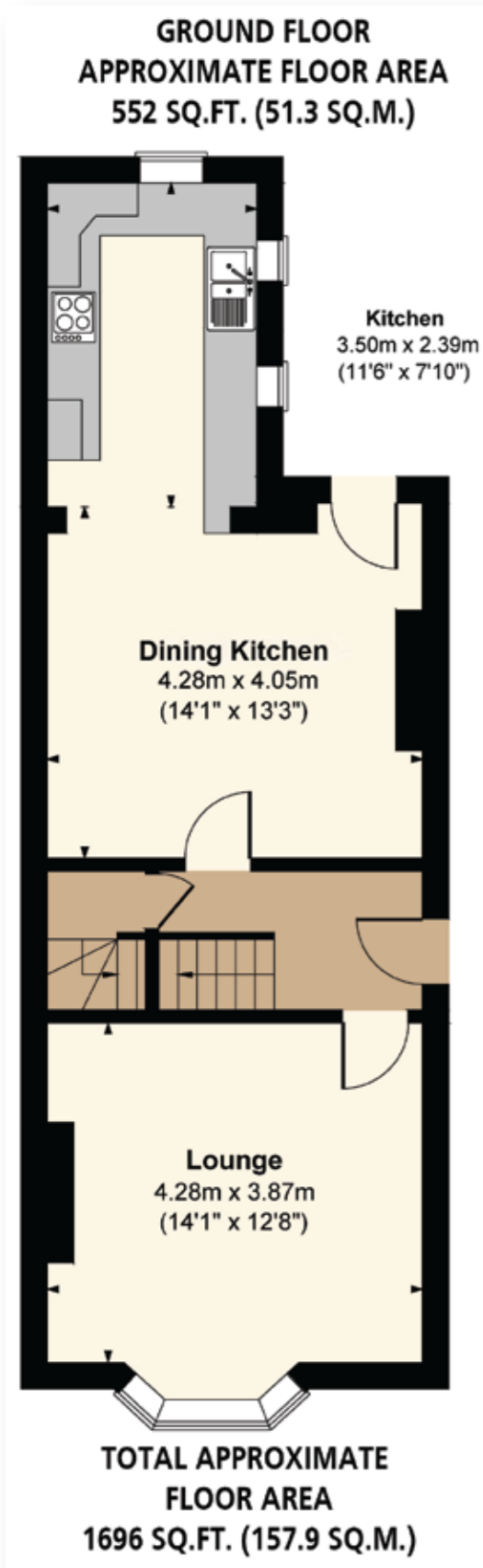
The fourth and final bedroom is a single bedroom and is currently used as a study, but the versatility of the space is clear. With a front-facing UPVC double-glazed window, pendant light point and a central heating radiator. There is a range of fitted furniture which incorporates long hanging storage, short hanging and shelving.



Family Bathroom

With a rear-facing UPVC obscured double-glazed window, flush light point, shaver point, central heating radiator, chrome heated towel rail and timber effect flooring. There is a suite in white which comprises a Savoy low-level WC and a Savoy pedestal wash hand basin with a chrome mixer tap. There is a free-standing roll-top bathtub with a Bensham chrome mixer tap and an additional hand shower facility. To one corner there is a separate partially tiled shower enclosure with a rainhead shower and a glazed screen.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

To the rear of the property there is a sun-trap garden with patio seating area ideal for alfresco dining, raised pebbled bed, greenhouse and space for a large storage shed. There is a large stone patio area which has exterior lighting and a water tap. An outdoor low-level WC is currently exposed in a discreet corner, however, new owners could potentially turn it into a permanent outdoor WC.

A stone step rises to an elevated gravel area which contains a flowerbed, a greenhouse and a garden shed. The area is enclosed by timber fencing and brick walling.

An Sun-Trap Rear Garden
With a Garden Shed





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

Tenure Details: £2.50 per year ground rent. 800 years lease term from 1894 with 670 years remaining.

Council Tax Band: C

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

Shared Access/Rights of Access: There are no rights of access, but there is shared access for the passageway that connects number 9 and number 11 Wadbrough Road.

Covenants/Easements/Wayleaves and Flood Risk: There are no covenants, easements or wayleaves 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.



9 Wadbrough Road

Ecclesall, Sheffield

South Yorkshire S11 8RF

Offers in the Region of £425,000