



Snaithing Lodge

Snaithing Lane, Ranmoor



Blenheim
Park Estates



A Beautiful Four Bedroomed Residence,
Nestled in a Private Position...





Snaithing Lodge

Welcome to Snaithing Lodge

Boasting a peaceful setting within a sought-after area and having been extensively renovated by the current owners, Snaithing Lodge is a beautiful family residence. Arranged generously over three floors and offering four double bedrooms, this outstanding home provides modern living spaces that are well-suited to family life.

Snaithing Lodge has been substantially improved by the current owners to create a contemporary feel throughout the home. A stunning dining kitchen provides the main hub of the home and showcases high-quality cabinetry with a range of integrated Fisher & Paykel appliances. Connected from the dining kitchen by glazed double doors is the lounge, allowing a seamless transition into a spacious, stylish reception room. A ground floor office with the benefit of separate external access also provides a pleasant space for working from home. Four double bedrooms span the first and second floors, with the master bedroom suite occupying the majority of the top floor and being filled with natural light.

The tree-lined approach to Snaithing Lodge sets a wonderful tone upon arriving at the home, creating privacy and exclusivity. The entrance to the home is secured by timber gates, which open to a block paved courtyard that provides parking and contains a detached double garage. Positioned to the rear of the home is a flagged patio that is bordered by gravel and a tiered garden that is filled with mature planting.

Although there is a feeling of seclusion at Snaithing Lodge, the property has convenient access to the amenities of Ranmoor and Fulwood, including public houses, restaurants, shops and cafes. The property also benefits from being in the catchment area for well-regarded private and state schooling and the renowned Hallamshire Golf Club is a short distance away. For professionals, Sheffield's main private and public hospitals and universities are reachable within a short journey. Within the surrounding area, there are plenty of outdoor spaces to enjoy, such as Endcliffe Park, Forge Dam and Rivelin Valley. Additionally, the property has good access to the Peak District and Sheffield city centre.

The property briefly comprises of on the ground floor: Entrance hall, WC, lounge, dining kitchen, conservatory, utility room and office.

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

On the second floor: Landing, storage cupboard, master bedroom and master en-suite.

Outbuildings: Detached double garage.

Ground Floor

An oak door with double glazed obscured panels opens to the:

Entrance Hall

Having pendant light points, central heating radiator and Karndean flooring. An oak door opens to the WC and oak doors

with glazed panels open to the lounge and dining kitchen.

WC

Having a front facing timber double glazed window, pendant light point, extractor fan, partially tiled walls, central heating radiator and Karndean flooring. There is a Villeroy & Boch suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath.

Lounge

15'8 x 14'0 (4.77m x 4.26m)

A stylish and spacious lounge with front and side facing timber double glazed windows, pendant light points, central heating radiator, TV/aerial point and a telephone point. The focal point of the room is the feature media wall that incorporates a Stovax contemporary log burner, oak shelving and two recesses, one suitable for a wall-mounted television. Double timber doors with glazed panels open to the dining kitchen.

Entrance Hall

Having pendant light points, central heating radiator and Karndean flooring. An oak door opens to the WC and oak doors with glazed panels open to the lounge and dining kitchen.





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Dining Kitchen

26'0 x 13'5 (7.92m x 4.10m)

A beautifully appointed dining kitchen with ample space for a dining table and boasting high-quality cabinetry and marble work surfaces. Having rear facing timber double glazed windows, recessed lighting, pendant light points, central heating radiators and Kardean flooring. There is a range of fitted base/wall and drawer units, incorporating matching marble work surfaces, upstands and an inset Abode 1.5 bowl stainless steel sink with a chrome mixer tap. The marble work surface extends to provide breakfast seating. Set beneath a hardwood cooker hood with an integrated extractor fan is a Fisher & Paykel four-ring gas hob with a wok burner. The other integrated appliances include two Fisher & Paykel fan assisted ovens, Bosch dishwasher and a Fisher & Paykel American style fridge/freezer. Double timber doors with glazed panels open to the conservatory. A timber door also opens to the utility room.

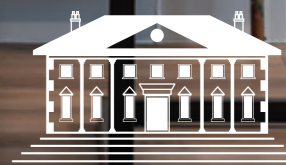


A Stunning Dining Kitchen with
High-Quality Integrated Appliances





Perfect for Family Dining
and Occasional Entertaining





Extensively Renovated by the Current Owners to Create a Contemporary Feel Throughout the Home



Conservatory 8'7 x 7'3 (2.62m x 2.21m)

A light and airy room with rear and side facing timber double glazed windows and panels and double glazed roof panels. Also having a pendant light point, central heating radiator, TV/aerial cabling and Karndean flooring. Double timber doors with double glazed panels open to the rear of the property.



Utility Room

Having a flush light point, extractor fan and Karndean flooring. To one wall, there is a range of fitted base and wall units, incorporating a matching work surface, upstand and a Rangemaster Belfast sink with a chrome mixer tap. Within one of the cupboards, there is space/provision for an automatic washing machine and a tumble dryer. Another cupboard also houses the Worcester boiler. A timber door opens to the office. An oak stable-style door with double glazed panels opens to the rear of the property.

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Office

17'5 x 9'9 (5.32m x 2.98m)

A versatile room that is currently utilised as an office but would also be great as a gym, games room or occasional bedroom. Having a pendant light point, central heating radiator, data cabling and engineered timber flooring. Double UPVC doors with double glazed panels with matching side panels open to the front of the property. Access can also be gained to a loft space.

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

First Floor

Landing

Having front facing timber double glazed windows, pendant light points and a central heating radiator. Timber doors open to bedroom 4, bedroom 3, family bathroom, linen cupboard and bedroom 2.

Bedroom 4

9'10 x 9'10 (3.00m x 2.90m)

A good-sized bedroom with a rear facing timber double glazed window, pendant light point, central heating radiator and a telephone point.

Bedroom 3

14'2 x 9'10 (4.32m x 3.00m)

A superb double bedroom with a rear facing timber double glazed window, flush light point and a central heating radiator.

Family Bathroom

A contemporary family bathroom that is fully tiled. Having a side facing timber double glazed window, flush light point, extractor fan, central heating radiator, fitted storage cabinet and a fitted vanity mirror. There is a Villeroy & Boch suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a large bath with a Hansgrohe chrome mixer tap and a hand shower facility attachment. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and two glazed screens.

Linen Cupboard

Having fitted shelving.

Bedroom 2

14'1 x 11'3 (4.28m x 3.44m)

A generously-sized double bedroom with a front facing timber double glazed window, pendant light point and a central heating radiator.

From the first floor landing, the staircase continues to the:

Second Floor

Landing

Having a side facing timber double glazed window and a pendant light point. Timber doors open to the storage cupboard and master bedroom.

Storage Cupboard

Providing useful storage with a fitted clothes hanging rail.



Master Bedroom

25'10 x 14'1 (7.88m x 4.28m)

A bright, spacious master bedroom featuring Fakro roof windows, front facing timber double glazed window and a circular timber double glazed panel. A half-wall divides the large space to provide potential for a bedroom area and dressing area. Also having pendant light points, central heating radiators, TV/aerial point and a telephone point. A timber door opens to the master en-suite and access can be gained to the loft space and eaves storage.



Master En-Suite

A fully tiled en-suite shower room. Having a Fakro roof window, flush light point, extractor fan, heated towel rail and a fitted vanity mirror. There is a Villeroy & Boch suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. To one wall, there is a wet-room style, walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



Landing

Having front facing timber double glazed windows, pendant light points and a central heating radiator. Timber doors open to bedroom 4, bedroom 3, family bathroom, linen cupboard and bedroom 2.



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Bedroom 4

9'10 x 9'10 (3.00m x 2.90m)

A good-sized bedroom with a rear facing timber double glazed window, pendant light point, central heating radiator and a telephone point.





Snaithing Lodge

Situated in a Peaceful Setting with a Lovely Tree-Lined Approach and Within a Highly Sought-After Area

Family Bathroom

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Exterior and Gardens

From Snaithing Lane, a private road that is shared with two other dwellings, provides access to Snaithing Lodge.

Timber gates provide a lovely welcome to the home and open to the front of the property. The front of the property there is a block paved

courtyard with exterior lighting and providing parking. Access can be gained to the main entrance door, office and detached double garage.

Detached Double Garage

15'5 x 15'4 (4.71m x 4.67m)

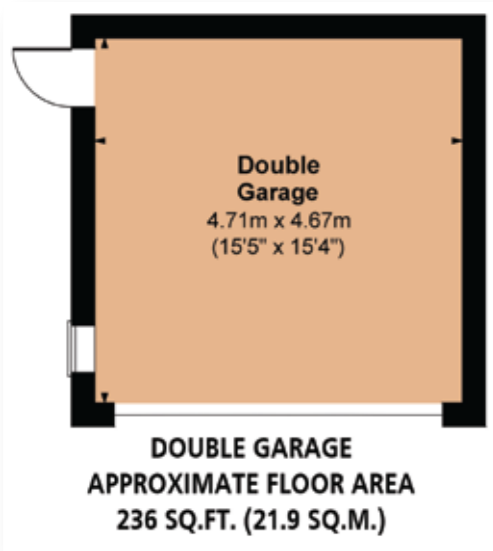
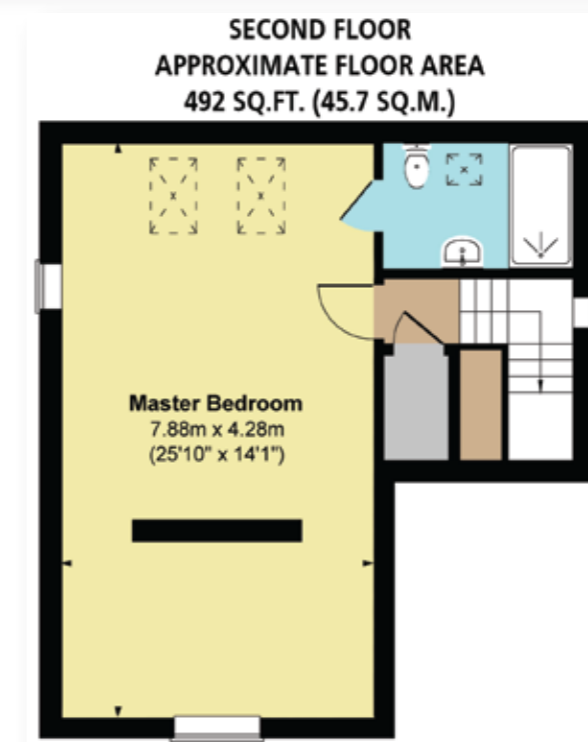
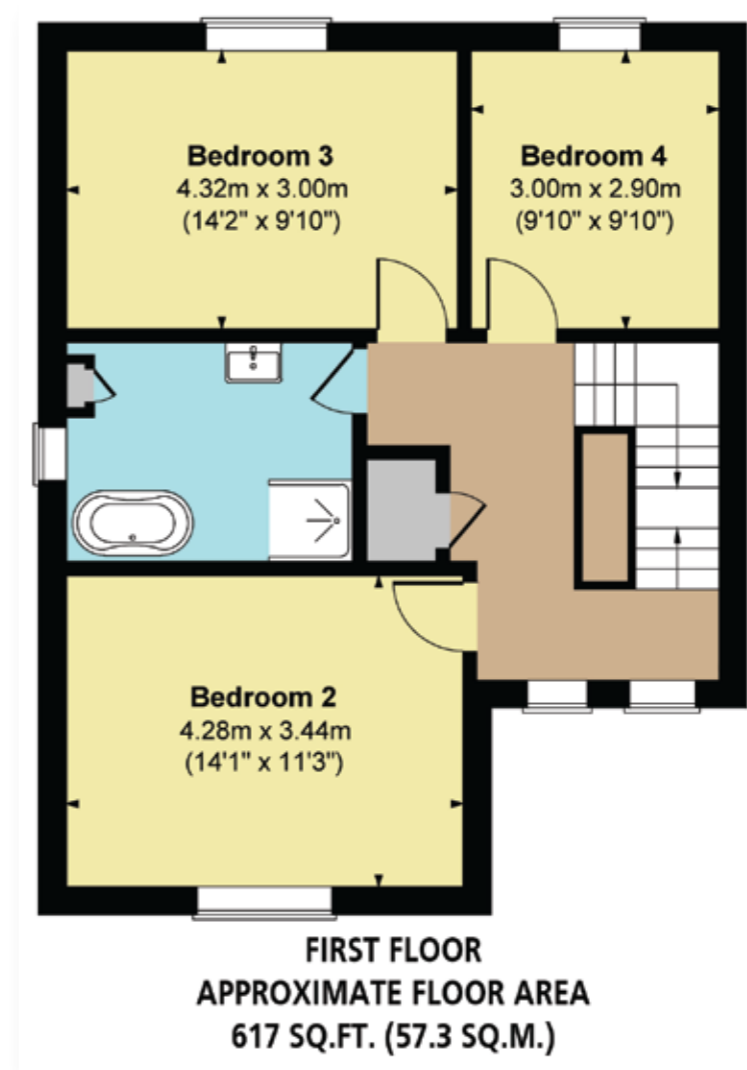
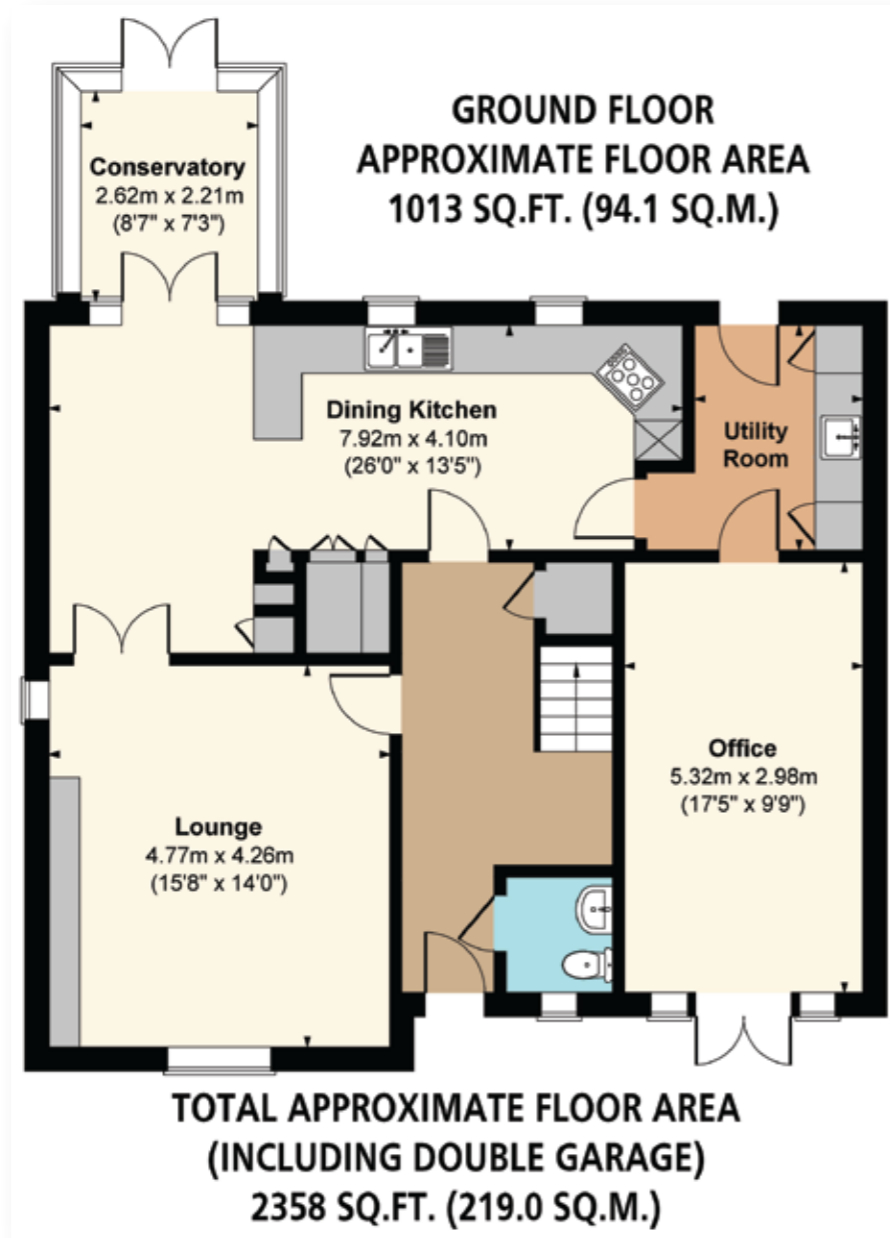
Having an electric up-and-over door, rear facing UPVC double glazed window, light, power and shelving racks. A timber door with decorative double glazed panels opens to the courtyard.

From the driveway, a gravelled path with a raised stone planter containing mature shrubs, leads to the left side of the property. The path continues to the rear.

Access can also be gained to the right side of the property through a timber pergola archway. A gravelled path with a water tap and mature hedging leads to a timber pedestrian gate that opens to the rear.

To the rear of the property, there is a flagged patio that is bordered by gravel. The patio has exterior lighting and gives access to the utility room and conservatory. Set within low stone walling, stone steps rise to a lawned area that continues to a further two steps rising to the another lawn. This area is populated with mature trees, planted borders containing flowers and the bottom of the plot is enclosed by wrought iron railings.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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A Pleasant Garden Incorporating
Lawns and a Patio Area...







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An Atmospheric Courtyard,
Ideal for Evening Relaxation





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

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/Shared Access: There is a shared access road that Snaithing Lodge has a right of access over.

Covenants/Easements/Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is very low.

Conservation Area and TPOs: The property is in the Ranmoor Conservation Area and it is believed that there are TPOs on a couple of the trees.

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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Snaithing Lane, Ranmoor,

Sheffield, South Yorkshire S10 3LF

Offers in the Region of £995,000