



## 37 Whitley Lane

Ecclesfield, Sheffield



**Blenheim**  
Park Estates

### Exterior and Gardens

From Whitley Lane, a wrought iron pedestrian gate set within stone walling with wrought iron railings opens to the front of 37 Whitley Lane. To the front, there is a stone flagged path that stretches almost the full width of the property and has exterior lighting. Steps lead down to a further stone flagged area that leads to the integral garage and has wrought iron gates for vehicular access from Whitley Lane. There is also an area to the left side of the property for bin storage.

From the front, the path wraps around to the right side of the property with exterior lighting and a planted border containing mature ferns. Stone steps rise to a block paved area that offers space to park one vehicle. From the path, a timber pedestrian gate opens to the rear of the property.



A Wonderful Four Bedroomed  
Detached Family Residence





37 Whitley Lane

## Welcome to 37 Whitley Lane

Desirably positioned on Whitley Lane, this wonderful four bedroomed detached residence is beautifully appointed for family living and immaculately presented throughout. Overlooking fields to the rear, 37 Whitley Lane enjoys a peaceful setting and pleasant outdoor seating areas.

Presenting a light-filled room is the dining kitchen, which offers ample space for dining and a well-appointed kitchen that includes integrated appliances. Linking from the dining kitchen and entrance hall is a generously-sized lounge that continues through glazed double doors into a versatile garden room. Connecting the two floors of the home is an oak staircase, where at the top, just-off the landing, the master bedroom is located. Spacious in size, the master bedroom suite incorporates a modern en-suite shower room and a walk-in wardrobe, and also connects to a fourth bedroom that would be useful as a nursery, children's bedroom or study. Outside, a timber decked seating terrace and an additional stone flagged patio extend the width of the property, providing a lovely space to relax with sounds of the sunken brook that runs on by.

Positioned with convenient access to the amenities of Ecclesfield and Grenoside, incorporating shops, public houses and supermarkets. Within the area, there are walks that can be enjoyed through local countryside and Ecclesfield Park is also reachable within walking distance. The property is well-located for schooling and the M1 motorway network is accessible within a short drive.

**The property briefly comprises of on the ground floor:** Entrance hall, dining kitchen, storage cupboard, integral garage, WC, lounge and garden room.

**On the first floor:** Landing, master bedroom, master walk-in wardrobe, master en-suite, bedroom 4/study, family bathroom, bedroom 3 and bedroom 2.

### Ground Floor

A UPVC door with a double glazed obscured panel opens to the:

#### Entrance Hall

Having a coved ceiling, flush light point, central heating radiator with a decorative cover and engineered oak flooring. Timber doors open to the dining kitchen and lounge.

#### Dining Kitchen

19'4 x 16'5 (5.89m x 5.00m)

A dining kitchen that is filled with natural light through front and rear facing UPVC double glazed windows. The ceiling is coved and there are pendant light points, a flush light point, a central heating radiator and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 bowl stainless steel sink with an extendable chrome mixer tap. Also having a central island with a matching work surface that provides additional storage. Appliances include a CDA four-ring gas hob with an extractor fan above, CDA fan assisted oven and grill, Logik dishwasher and a Hotpoint full-height fridge/freezer. Timber doors open to the integral garage, storage cupboard and lounge. A UPVC door with double glazed panels also opens to the rear

of the property.

#### Storage Cupboard

Having a fitted shelf and tiled flooring.

#### Integral Garage

18'7 x 10'5 (5.67m x 3.17m)

Having an up-and-over door, rear facing UPVC double glazed window, light, power and a central heating radiator. There is a fitted base unit, incorporating a work surface and an inset 1.0 bowl stainless steel sink with an extendable chrome mixer tap. The garage also houses the Ideal boiler and there is space/provision for an automatic washing machine and tumble dryer. A timber door opens to a WC. A UPVC door with a double glazed obscured panel also opens to the rear of the property.

#### WC

Being fully tiled and having a pendant light point, low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

From the dining kitchen, a timber door opens to the:

#### Lounge

19'4 x 13'11 (5.89m x 4.23m)

A homely lounge that is generously-sized. Having front and rear facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiators and oak flooring. The focal point of the room is the electric log effect fire that is set within a unit that incorporates cupboards and shelving. Double UPVC doors with double glazed panels open to the garden room.

### Entrance Hall

Having a coved ceiling, flush light point, central heating radiator with a decorative cover and engineered oak flooring. Timber doors open to the dining kitchen and lounge.



**Dining Kitchen**  
**19'4 x 16'5 (5.89m x 5.00m)**

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A Light-Filled Dining Kitchen  
with Integrated Appliances





**Lounge**  
19'4 x 13'11 (5.89m x 4.23m)

A homely lounge that is generously-sized. Having front and rear facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiators and oak flooring. The focal point of the room is the electric log effect fire that is set within a unit that incorporates cupboards and shelving. Double UPVC doors with double glazed panels open to the garden room.



A Generously-Sized  
Reception Room...



### Garden Room

16'1 x 9'10 (4.90m x 3.00m)

A versatile reception room with dual aspect front and side facing UPVC double glazed windows. Also having a vaulted ceiling, pendant light point, central heating radiator and tiled flooring. Bi-folding UPVC doors with double glazed panels open to the rear of the property.





37 Whitley Lane

## 37 Whitley Lane is Immaculately Presented Throughout and Beautifully Appointed for Family Living

### Garden Room

16'1 x 9'10 (4.90m x 3.00m)

A versatile reception room with dual aspect front and side facing UPVC double glazed windows. Also having a vaulted ceiling, pendant light point, central heating radiator and tiled flooring. Bi-folding UPVC doors with double glazed panels open to the rear of the property.

From the entrance hall, a staircase with an oak hand rail and oak/metal balustrading rises to the:

### First Floor

#### Landing

Having front and rear facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator and engineered oak flooring. Timber doors open to the master bedroom, family bathroom, bedroom 3 and bedroom 2. Access can also be gained to a loft space that is centrally boarded.

#### Master Bedroom

12'10 x 11'1 (3.90m x 3.38m)

A spacious master bedroom with rear facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator and timber effect flooring. An opening gives access to a hallway that has timber doors opening to the walk-in wardrobe, master en-suite and bedroom 4/study.

#### Master Walk-in Wardrobe

Having a flush light point fitted short and long hanging rails and timber effect flooring. Access can be gained to a loft space that is centrally boarded.

#### Master En-Suite

Being fully tiled and having rear facing UPVC double glazed obscured windows, recessed lighting, extractor fan and a central heating radiator with a towel rail. There is a suite in white, which comprises of a RAK Ceramics low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a walk-in shower enclosure with a shower and a glazed screen.

#### Bedroom 4/Study

10'2 x 7'3 (3.10m x 2.20m)

Currently being utilised as a study but could also be used as a fourth bedroom or nursery. Having front facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator, telephone point and timber effect flooring.

From the landing, a timber door opens to the:

### Family Bathroom

Being fully tiled and having rear facing UPVC double glazed obscured windows, flush light point, extractor fan and a central heating radiator with a towel rail. There is a suite in white, which comprises of an Ideal Standard low-level WC and a wall mounted wash hand basin with a RAK Ceramics chrome mixer tap and storage beneath. To one wall, there is an inset Insignia bath with a tiled surround, chrome mixer tap and a hand shower facility.

### Bedroom 3

10'7 x 10'6 (3.23m x 3.20m)

Another double bedroom with front facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator and timber effect flooring.

### Bedroom 2

12'10 x 7'10 (3.90m x 2.40m)

A good-sized double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and timber effect flooring.

### Exterior and Gardens

From Whitley Lane, a wrought iron pedestrian gate set within stone walling with wrought iron railings opens to the front of 37 Whitley Lane. To the front, there is a stone flagged path that stretches almost the full width of the property and has exterior lighting. Steps lead down to a further stone flagged area that leads to the integral garage and has wrought iron gates for vehicular access from Whitley Lane. There is also an area to the left side of the property for bin storage.

From the front, the path wraps around to the right side of the property with exterior lighting and a planted border containing mature ferns. Stone steps rise to a block paved area that offers space to park one vehicle. From the path, a timber pedestrian gate opens to the rear of the property.

To the rear, a timber decked terrace extends along most of the rear elevation, presenting a wonderful space for outdoor seating and having exterior lighting. Access can be gained to the dining kitchen, garden room and integral garage. Two steps lead down to a stone flagged patio with a water tap and a small circular astro turf area. The patio continues slightly to the left side of the property where there is space for a shed. The terrace is enclosed by stone walling and fencing and enjoys the tranquil sound of a sunken brook running by, along with views of farmland.



### Landing

Having front and rear facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator and engineered oak flooring. Timber doors open to the master bedroom, family bathroom, bedroom 3 and bedroom 2. Access can also be gained to a loft space that is centrally boarded.



**Master Bedroom**  
12'10 x 11'1 (3.90m x 3.38m)

A spacious master bedroom with rear facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator and timber effect flooring. An opening gives access to a hallway that has timber doors opening to the walk-in wardrobe, master en-suite and bedroom 4/study.



A Spacious Master  
Bedroom Suite







### Master En-Suite

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### Bedroom 2

12'10 x 7'10 (3.90m x 2.40m)

A good-sized double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and timber effect flooring.



### Bedroom 4/Study

10'2 x 7'3 (3.10m x 2.20m)

Currently being utilised as a study but could also be used as a fourth bedroom or nursery. Having front facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator, telephone point and timber effect flooring.



### Bedroom 3

10'7 x 10'6 (3.23m x 3.20m)

Another double bedroom with front facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator and timber effect flooring.



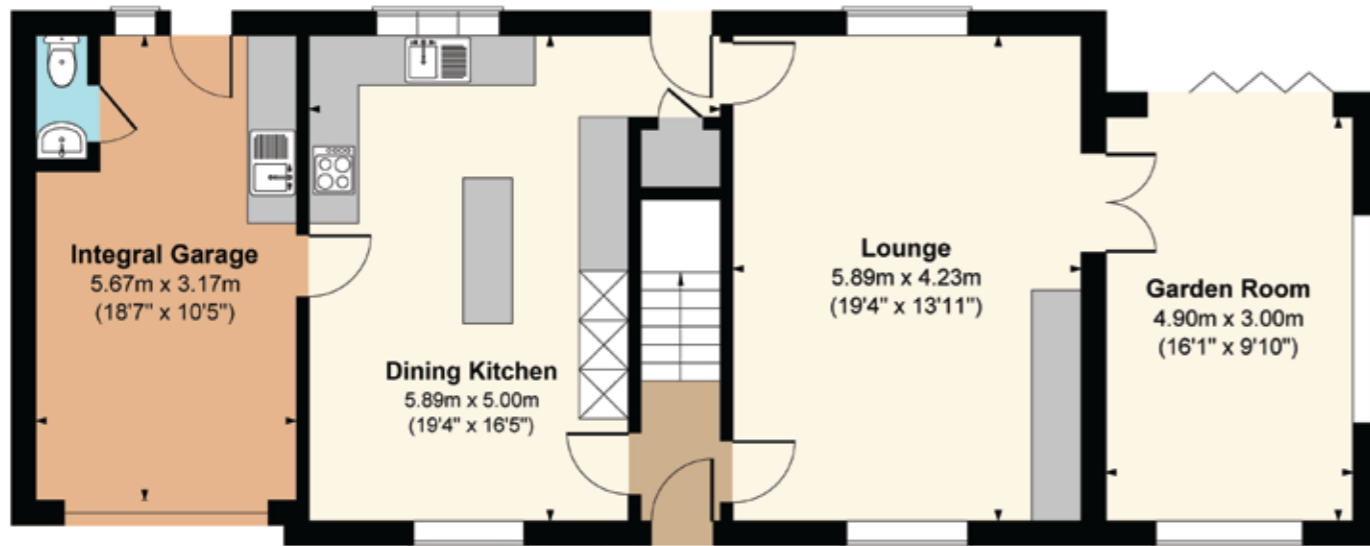
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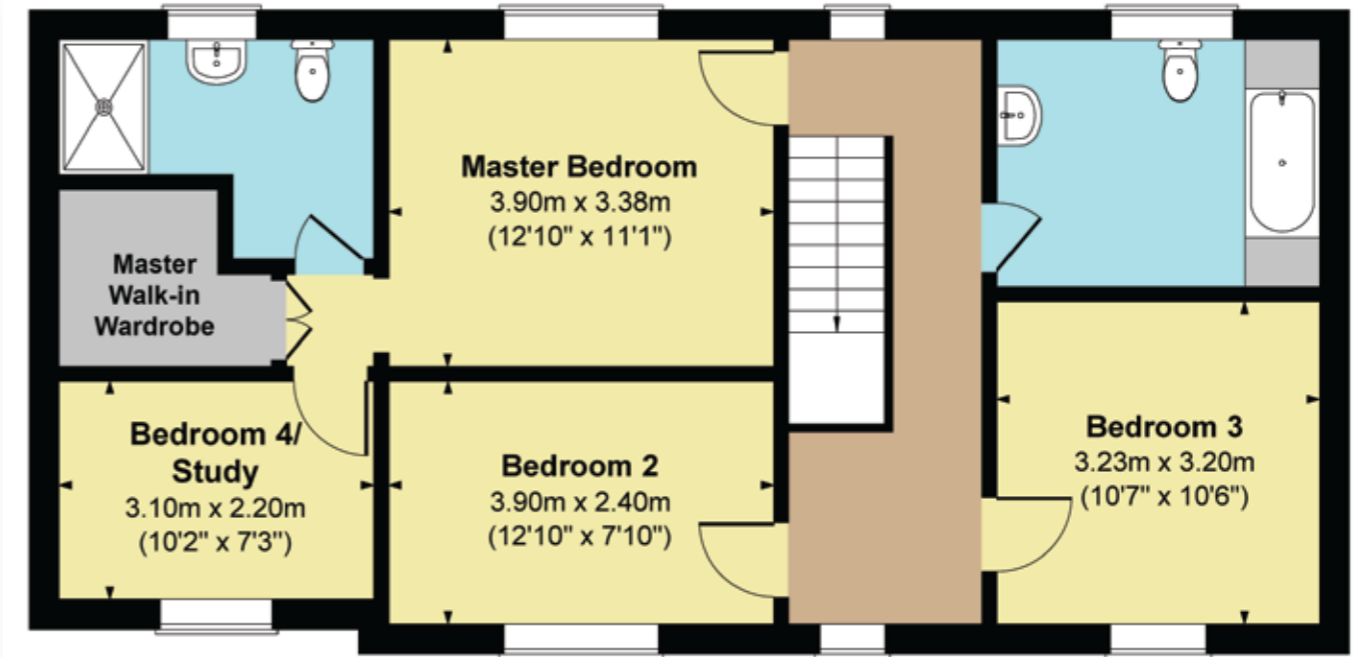




**TOTAL APPROXIMATE FLOOR AREA  
1756 SQ.FT. (163.1 SQ.M.)**



**GROUND FLOOR  
APPROXIMATE FLOOR AREA  
(INCLUDING GARAGE)  
961 SQ.FT (89.2 SQ.M.)**



**FIRST FLOOR  
APPROXIMATE FLOOR AREA  
795 SQ.FT. (73.9 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



### Exterior and Gardens

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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:** E

**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:** None.

**Covenants/Easements/Wayleaves and Flood Risk:** There are no covenants, easements or wayleaves. According to the Government website, there is very low risk of flooding from rivers and the sea, and a high risk of surface water flooding, however the property has not been affected by flooding in the past.

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.



37 Whitley Lane  
Ecclesfield, Sheffield, South Yorkshire S35 9ZD

**Offers in the Region of £475,000**