



Ivy House

6 Meadow View Road, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Meadow View Road, double gates with a video intercom entry system open to the front of the property.

To the front of Ivy House, there is a block paved driveway with an external power point and a stone flagged area, which could provide additional parking. The front elevation is illuminated by colour changing LED lighting and the driveway is enclosed by mature hedging and fencing. Access can be gained to the main entrance door.

From the driveway, a wrought iron pedestrian gate opens to the right side of the property where there is a porcelain flagged path with exterior lighting, raised timber sleepers and a water tap. Access can be gained to the dining room/bedroom 4 and a timber pedestrian gate opens to the rear garden.

A Modern Three/Four Bedroom
Detached Family Residence





Ivy House

Welcome to Ivy House

A contemporary retreat awaits at Ivy House. Considerably extended and renovated in 2020 by the current owner, this outstanding three/four bedroomed detached residence presents over 1600 sq.ft of luxury family living. Standing in a striking and enviable position, Ivy House provides a superb degree of privacy throughout the property and its external spaces.

Ivy House has a unique specification that has been tailored by the current owner and notably includes air conditioning to three of the rooms. Upon entering, you are greeted by a spacious reception hall, which links to the main living areas of the home. The heart of the residence is the fabulous breakfast kitchen that has been stylishly crafted to include a central island, a range of integrated appliances and bi-folding doors onto the rear garden. Just-off the breakfast kitchen, there is a utility room with an adjoining WC. Also on the ground floor is a wonderful lounge with LED mood lighting and a versatile dining room that could potentially be used as a fourth bedroom.

A walnut, glazed staircase rises to the first floor from the reception hall and connects to the family bathroom and three generously-sized double bedrooms, one of which has an en-suite shower room. The opulent family bathroom by Porcelanosa presents a relaxing sanctuary, featuring an extra-large bath and a walk-in shower with an illuminated rain head shower and a built-in aromatherapy diffuser.

Ivy House is accessible through a video intercom system and gates, adding exclusivity to the home. Lit up at night by colour changing LED lighting, the front elevation provides a great first impression with its wooden effect UPVC cladding and modern render. There is a driveway providing potential for parking several vehicles and to the rear, a porcelain flagged seating terrace offers ample space for outdoor seating. Beyond the terrace is garden containing artificial turf, established shrub borders and a large pear tree. To the bottom of the garden, there are currently sectional concrete buildings, which will be removed by the owner at the point of sale, however this provides another area of the garden that could be landscaped by a purchaser to suit their requirements.

The property is situated with good access to Meadowhead and Woodseats, including supermarkets, shops, restaurants and public houses. The popular St James Retail Park is reached within a short drive, providing high-street shops such as Next, TK Maxx, M&S and Home Sense. The area is well served by public transport and good local schooling. Within walking distance from the home, there is Graves Park and Chancet Wood. The Peak District is located just a short drive away, as is Sheffield city centre.

The property briefly comprises of on the ground floor: Reception hall, lounge, dining room/bedroom 4, breakfast kitchen, utility room and WC.

On the first floor: Landing, bedroom 3, master bedroom, master en-suite, family bathroom and bedroom 2.

Ground Floor

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

Reception Hall

A spacious reception hall, which offers a warm greeting to the home. Having a front facing UPVC double glazed bow window with fitted shutters, pendant light point, central heating radiator and tiled flooring. Doors with glazed panels open to the lounge

and breakfast kitchen. A door also opens to the dining room/bedroom 4.

Lounge

13'4 x 11'9 (4.06m x 3.58m)

A wonderful lounge with a front facing UPVC double glazed bow window with fitted shutters, feature colour changing LED lighting, central heating radiator and TV/aerial cabling. There is also a surround sound system which is negotiable.

Dining Room/Bedroom 4

11'11 x 11'1 (3.63m x 3.38m)

A versatile room that could be used as a reception room or potentially a fourth bedroom. Having a pendant light point, air conditioning unit, central heating radiator and timber effect flooring. Double UPVC doors with double glazed panels open to a path at the right side of the property.

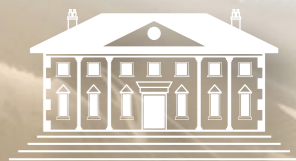




Reception Hall

A spacious reception hall, which offers a warm greeting to the home. Having a front facing UPVC double glazed bow window with fitted shutters, pendant light point, central heating radiator and tiled flooring. Doors with glazed panels open to the lounge and breakfast kitchen. A door also opens to the dining room/bedroom 4.

Offering a Warm
Welcome to the Home



Breakfast Kitchen
20'11 x 14'8 (6.38m x 4.47m)

A stunning breakfast kitchen that has been designed with style in mind. Having recessed lighting, pendant light points, extractor fan, air conditioning unit, central heating radiator and timber effect flooring. There is also provision for Sky TV and an aerial connection. There is a range of fitted base/wall and drawer units, incorporating a pull-out pantry, marble effect work surfaces, mirrored tiled splash backs. Also having a central island with a matching marble effect work surface that extends to provide seating for two chairs and has an inset 1.0 bowl Blanco sink with a mixer tap. Appliances include a Bosch induction hob with a Faber extractor hood above, Bosch microwave oven, Bosch fan assisted oven, Bosch warming drawer, CDA full-height fridge, CDA full-height freezer and an integrated Neff washing machine. A door with a glazed panel opens to the utility room. Bi-folding UPVC doors with double glazed panels open to the rear garden.



A Fabulous Breakfast Kitchen,
which Links to the Rear Garden

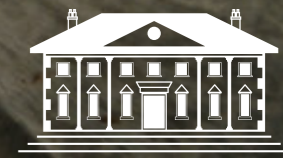






Lounge
13'4 x 11'9 (4.06m x 3.58m)

A wonderful lounge with a front facing UPVC double glazed bow window with fitted shutters, feature colour changing LED lighting, central heating radiator and TV/aerial cabling. There is also a surround sound system which is negotiable.





Ivy House

Constructed in 2020 and Designed to Offer Luxury Family Living with a Striking Facade

Breakfast Kitchen

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Utility Room

Having a pendant light point, chrome heated towel rail and timber effect flooring. There is a fitted wardrobe with space/provision for washing machines, tumble dryers and housing the Hague fuse box. A timber door opens to the WC.

WC

Having a pendant light point, an extractor fan and a fitted work surface with a wall unit above and space/provision beneath for appliances. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath.

From the reception hall, a staircase with walnut steps, a hand rail and obscured glazed balustrading rises to the:

First Floor

Landing

Having a feature side facing UPVC double glazed panel, pendant light point, recessed lighting and timber effect flooring. Doors open to bedroom 3, the master bedroom, the family bathroom and bedroom 2.

Bedroom 3

14'2 x 12'9 (4.32m x 3.89m)

A spacious double bedroom with a front facing UPVC double glazed window with fitted shutters, recessed lighting, central heating radiator and timber effect flooring. To one corner, there is a small storage cupboard.

Master Bedroom

24'3 x 13'3 (7.39m x 4.04m)

An exceptionally spacious master bedroom suite with front and rear facing UPVC double glazed windows with fitted shutters. From the front facing window, countryside can be seen. Having recessed lighting, an air conditioning unit, central heating radiators and timber effect flooring. A door opens to the master en-suite.

Master En-Suite

Being fully tiled and having recessed lighting, an extractor fan, a chrome heated towel rail and a shaver point. There is an NK Porcelanosa suite, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall, there is a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Family Bathroom

A luxurious family bathroom with no expense spared and fully tiled in Porcelanosa tiles. Having a skylight window with a rain sensor activated opening/closing, recessed lighting, extractor fan and gold coloured heated towel rail. There is a NK Porcelanosa suite in white, which comprises of a wall mounted smart WC with bidet functions and a wall mounted Villeroy & Boch wash hand basin with a Villeroy & Boch chrome mixer tap. Also having an extra-large bath with a chrome mixer tap. To one corner, there is a walk-in shower enclosure, which incorporates a ceiling integrated rain fall shower with integrated lighting, an aromatherapy diffuser, an additional hand shower facility and a glazed screen/door.

Bedroom 2

14'9 x 12'3 (4.50m x 3.73m)

Another double bedroom that is filled with natural light. Having rear facing UPVC double glazed panels, pendant light point, central heating radiators and timber effect flooring. Double UPVC doors with double glazed panels open to a Juliet balcony with a glazed balustrade.

Exterior and Gardens

From Meadow View Road, double gates with a video intercom entry system open to the front of the property.

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From the driveway, a wrought iron pedestrian gate opens to the right side of the property where there is a porcelain flagged path with exterior lighting, raised timber sleepers and a water tap. Access can be gained to the dining room/bedroom 4 and a timber pedestrian gate opens to the rear garden.

To the rear, there is a porcelain flagged terrace that provides plenty of space for comfortable seating. The terrace has exterior lighting, an external power point and a raised planter containing mature shrubs. Beyond the terrace, there is an artificial lawn, an established pear tree and a raised planter with mature shrubs. To the bottom of the garden, there are currently sectional concrete buildings, however these will be removed and a patio left. The garden is fully enclosed by timber fencing and hedging.



Master Bedroom

24'3 x 13'3 (7.39m x 4.04m)

An exceptionally spacious master bedroom suite with front and rear facing UPVC double glazed windows with fitted shutters. From the front facing window, countryside can be seen. Having recessed lighting, an air conditioning unit, central heating radiators and timber effect flooring. A door opens to the master en-suite.



A Superb Master
Bedroom Suite





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Bedroom 3
14'2 x 12'9 (4.32m x 3.89m)
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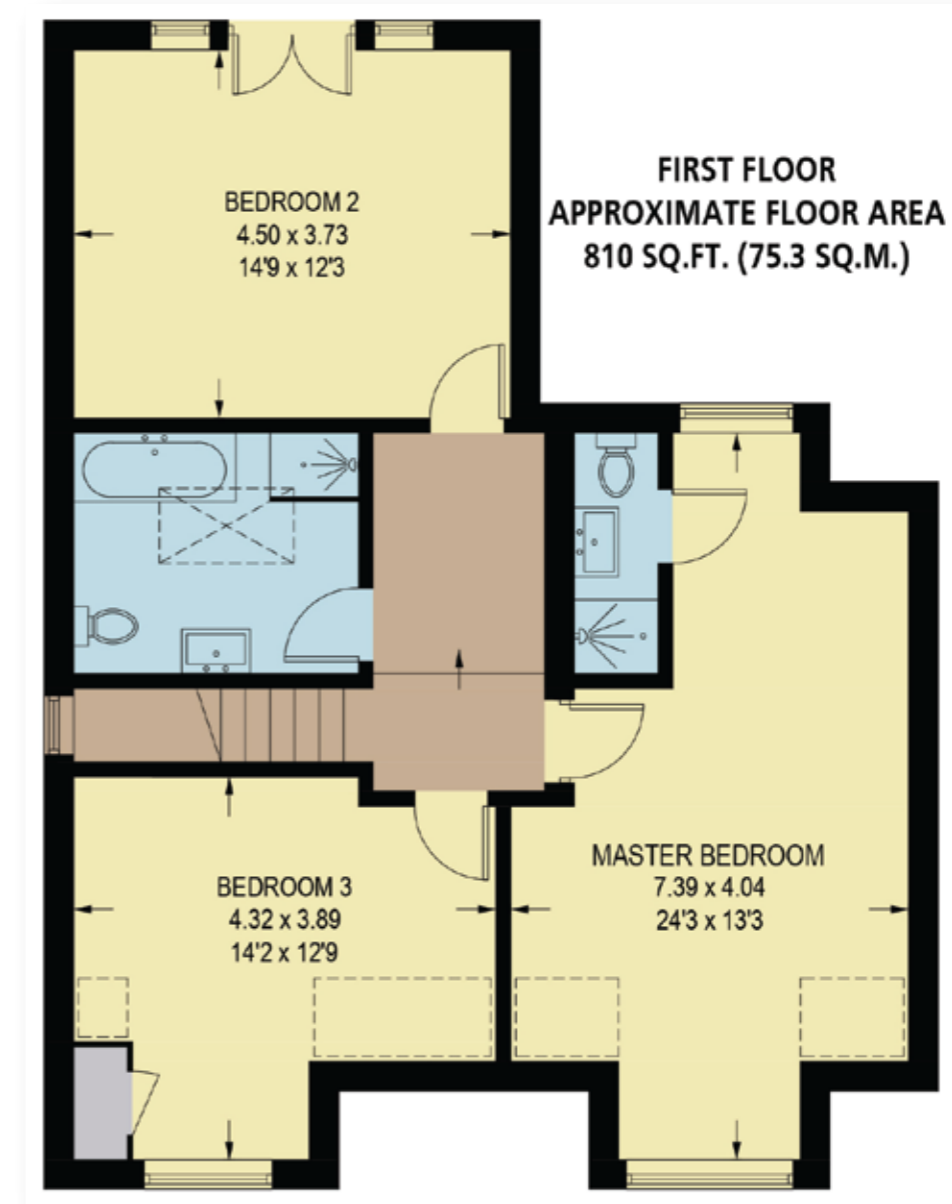
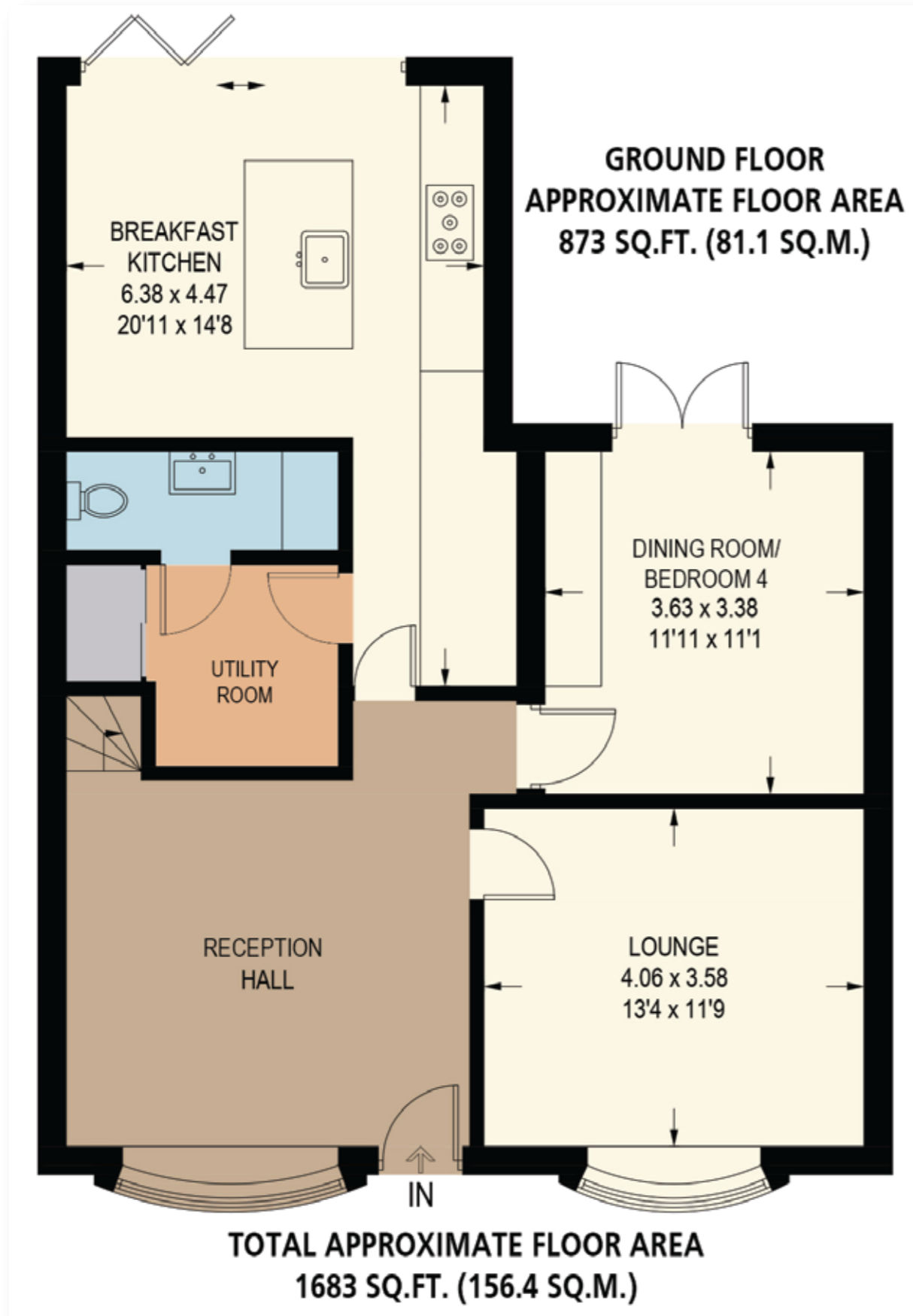
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An Opulent Sanctuary
for Relaxation...





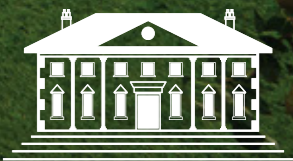
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens

To the rear, there is a porcelain flagged terrace that provides plenty of space for comfortable seating. The terrace has exterior lighting, an external power point and a raised planter containing mature shrubs. Beyond the terrace, there is an artificial lawn, an established pear tree and a raised planter with mature shrubs. To the bottom of the garden, there are currently sectional concrete buildings, however these will be removed and a patio left. The garden is fully enclosed by timber fencing and hedging.

A Sizeable Rear Garden
with a Porcelain Terrace



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: C

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.



Ivy House

6 Meadow View Road, Sheffield,
South Yorkshire S8 7TP

Offers in the Region of £499,500