



45 Woodholm Road

Ecclesall, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Woodholm Road, an opening gives access to a block paved driveway with parking for one vehicle. The driveway has exterior lighting, an electric vehicle charging point, and timber bin store. Access can be gained to the main entrance door. Access can also be gained via a UPVC door to an external store which leads to the rear of the property.

External Store

25'10 x 3'3 (7.88m x 1.00m)

With shelving and power. A UPVC door opens to the rear of the property.

A Beautiful Four Bedroomed
Semi-Detached Residence



Entrance Hall

Offering a warm welcome, with a coved ceiling, pendant light point, picture rail, central heating radiator, deep skirtings and oak flooring. Timber doors open to the lounge, storage cupboard and reception room.



45 Woodholm Road

Welcome to 45 Woodholm Road

45 Woodholm Road is a delightful four bedroomed, semi-detached home in the sought-after area of Ecclesall, Sheffield. The property has been sympathetically modernised retaining many character features including coved ceilings, picture rails and deep skirtings.

This fantastic residence has been renovated by the current owners to incorporate a lower ground floor conversion and offers versatile living spaces spanning four floors, making it well-suited to a growing family.

The lower ground floor has a well-appointed dining kitchen that connects seamlessly to the outdoors via bi-folding doors for indoor/outdoor living, as well as a utility and separate storage room.

On the ground floor is the stunning dual-aspect lounge which is adorned by natural light, and an additional flexible reception room which offers the opportunity to unwind or keep active.

The first floor has the master bedroom with a walk-in wardrobe, two further bedrooms and the family bathroom. The second floor has a home-working space and a large bedroom with an en-suite. To the rear of the property is a well-proportioned garden which has a patio, a shed and a convenient external street-level store.

45 Woodholm Road has convenient access to the amenities of Ecclesall Road, offering shops, restaurants, supermarkets and cafes. There is highly-regarded schooling in the area, unparalleled access to the Peak District and a range of pleasant outdoor spaces, such as Endcliffe Park, Millhouses Park, Hutcliffe Woods and Ecclesall Woods. There is a selection of golf courses too, including Abbeydale Golf Club and Beauchief Golf Club.

The property briefly comprises of on the ground floor: Entrance hall, lounge, reception room and storage cupboard.

and balustrading leads down to the lower ground floor.

On the lower ground floor: Hallway, storage room, utility room, WC and dining kitchen.

Lower Ground Floor

Hallway

With a recessed light point, central heating radiator and deep skirtings. Timber doors open to a storage room, utility room, WC and dining kitchen.

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

On the second floor: Landing, bedroom 2 and WC.

Storage Room

With light and power.

Ground Floor

A bespoke hand-made solid wood door with a safety/double glazed obscured panel and a matching side panel opens to the:

Utility Room

With a flush light point and deep skirtings. There is the provision for a stacked washing machine and tumble dryer.

Entrance Hall

Offering a warm welcome, with a coved ceiling, pendant light point, picture rail, central heating radiator, deep skirtings and oak flooring. Timber doors open to the lounge, storage cupboard and reception room.

WC

With pendant light points, extractor fan, central heating radiator and deep skirtings. There is a suite in white comprising a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. Access can be gained to the macerator.

Lounge

24'10 x 11'10 (7.58m x 3.60m)

A stunning lounge that is generously proportioned and has a front facing UPVC double glazed bay window, pendant light point with a decorative ceiling rose, central heating radiators, TV/aerial point and deep skirtings. Double UPVC doors with double glazed panels open to a balcony and a staircase with a timber handrail

Dining Kitchen

17'6 x 15'5 (5.34m x 4.69m)

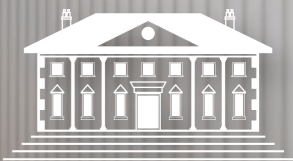
An outstanding dining kitchen with an aluminium double glazed roof lantern, recessed lighting, pendant light points, central heating radiators, TV/aerial point, deep skirtings and under floor heating. *Continued*.



Lounge
24'10 x 11'10 (7.58m x 3.60m)

A stunning lounge that is generously proportioned and has a front facing UPVC double glazed bay window, pendant light point with a decorative ceiling rose, central heating radiators, TV/aerial point and deep skirtings. Double UPVC doors with double glazed panels open to a balcony and a staircase with a timber handrail and balustrading leads down to the lower ground floor.

A Stunning Dual
Aspect Lounge





Reception Room
12'0 x 11'0 (3.66m x 3.60m)

A versatile space with a rear facing UPVC double glazed bay window, covered ceiling, pendant light point with a decorative ceiling rose, picture rail, central heating radiator, TV/aerial cabling and oak flooring.

A Bay Windowed
Reception Room





Dining Kitchen
17'6 x 15'5 (5.34m x 4.69m)

An outstanding dining kitchen with an aluminium double glazed roof lantern, recessed lighting, pendant light points, central heating radiators, TV/aerial point, deep skirtings and under floor heating. There is a range of fitted base, wall and drawer units with solid oak hand painted doors, incorporating a matching work surface and upstands. There is also a central island that has a matching work surface with the provision for three stools, storage units beneath and an inset Reginox 1.5 bowl sink with a chrome mixer tap. The integrated appliances include an AEG six-ring gas hob with an extractor hood above, two Indesit oven/grills, an Indesit microwave, Samsung American style fridge-freezer connected to the mains water with filtered water/ice dispenser and an Amica wine cooler. There is also a Bosch dishwasher within the central island. Aluminium bi-folding doors with double glazed panels open to the rear of the property.

Bright and Airy
Dining Kitchen





45 Woodholm Road

Situated in a Sought-After Area of Sheffield and Close to Local Amenities

Dining Kitchen Continued

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Ground Floor Continued

Storage Cupboard

A useful area for storage cupboard with a flush light point.

Reception Room

12'0 x 11'0 (3.66m x 3.60m)

A versatile space with a rear facing UPVC double glazed bay window, coved ceiling, pendant light point with a decorative ceiling rose, picture rail, central heating radiator, TV/aerial cabling and oak flooring.

From the entrance hall, a staircase with a original Edwardian oak handrail and balustrading rises to the:

First Floor

Landing

With a coved ceiling, recessed lighting, pendant light point, dado rail, and deep skirtings. Timber doors open to the family bathroom, Master Bedroom, bedroom 3 and bedroom 4.

Family Bathroom

Being partially tiled with a white quartz vanity top and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, shaver point, heated towel rail and a central heating radiator. There is a suite in white comprising a wall-mounted WC and a wall-mounted wash hand basin with a chrome mixer tap. To one corner, there is a panelled bath with a chrome mixer tap and an additional hand shower facility. There is a separate shower enclosure with a Grohe rain head shower with a glazed screen/door.

Master Bedroom

12'9 x 12'0 (3.88m x 3.97m)

A double bedroom with a front facing UPVC double glazed bay window, coved ceiling, pendant light point, central heating radiator and deep skirtings.

Bedroom 3

11'11 x 11'10 (3.64m x 3.60m)

A further double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator and deep skirtings.

Bedroom 4

11'9 x 10'0 (3.58m x 3.05m)

With a side facing UPVC double glazed window, pendant light point, central heating radiator and deep skirtings.

From the landing, a staircase with a timber handrail, timber and glass balustrading rises to the:

Second Floor

Landing

Having Velux roof windows, recessed lighting, wall mounted light points, exposed timber beams and a central heating radiator. As the landing opens up to one side, there is space that is currently used as a useful home-working area. A timber door opens to bedroom 2.

Bedroom 2

15'6 x 14'8 (4.72m x 4.48m)

A delightful retreat that has Velux roof windows, recessed lighting, exposed timber beams and a central heating radiator. Access can be gained to eaves storage. A timber door with glazed obscured panels opens to the WC.

WC

Having a Velux roof window and recessed lighting. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a tiled splash back and a chrome mixer tap.

Exterior and Gardens

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External Store

25'10 x 3'3 (7.88m x 1.00m)

With shelving and power. A UPVC door opens to the rear of the property.

To the rear, there is a sawn-sandstone patio with exterior lighting, an external power point and a water tap. Access can be gained to the dining kitchen and the external store can be accessed via steps and a UPVC door.

Beyond the patio is a garden which is mainly laid to lawn and is bordered by mature plants and trees. This leads down to a raised timber decked platform which has a garden shed.

Two timber steps lead down to an extension of the garden that is mainly laid to lawn and is surrounded by mature shrubs. The rear of the property is enclosed by timber fencing, mature hedging and stone walling.



Master Bedroom
12'9 x 12'0 (3.88m x 3.97m)

A double bedroom with a front facing UPVC double glazed bay window, coved ceiling, pendant light point, central heating radiator and deep skirtings.

A Light-Filled
Master Bedroom

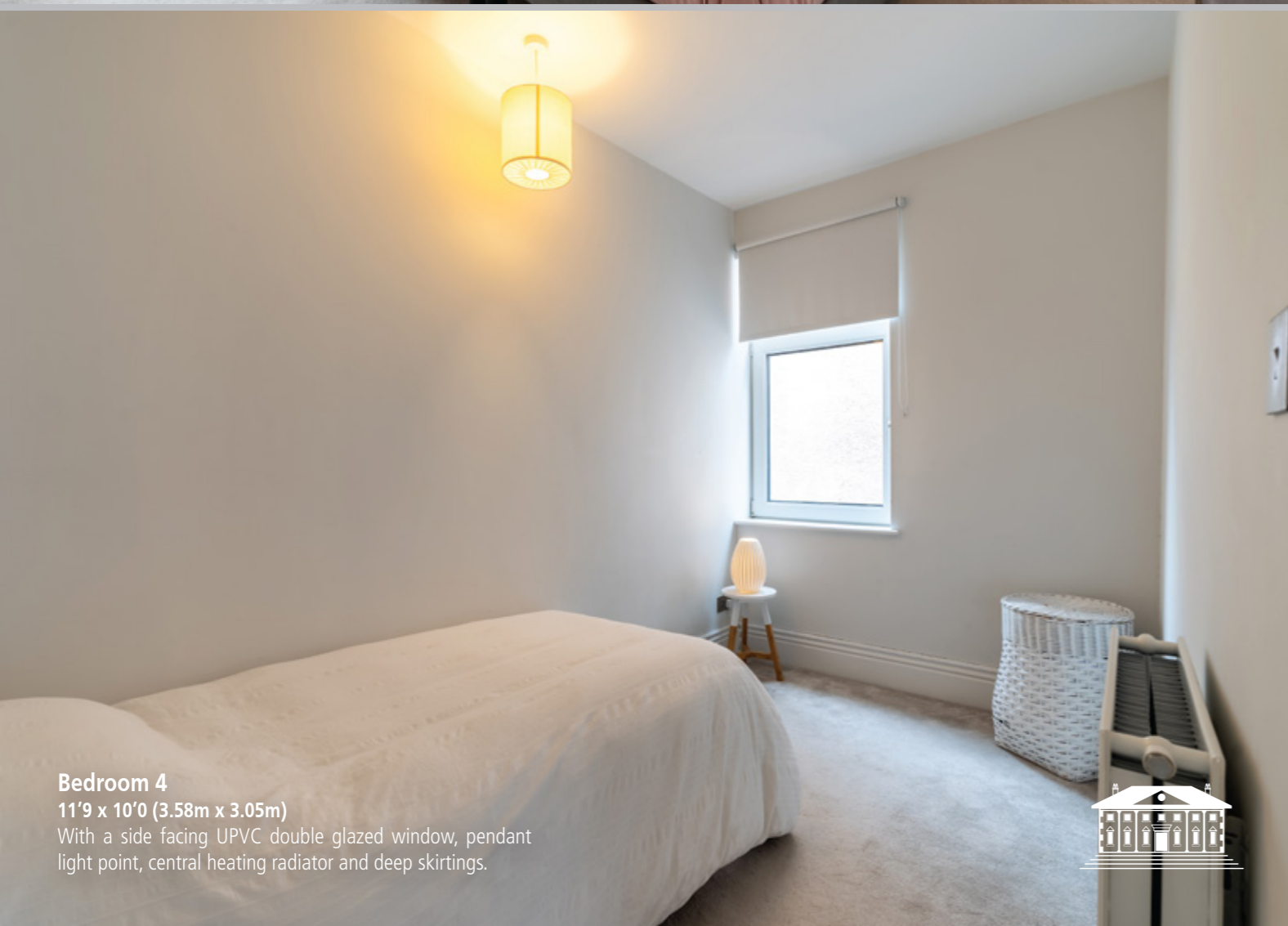




Bedroom 3

11'11 x 11'10 (3.64m x 3.60m)

A further double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator and deep skirtings.



Bedroom 4

11'9 x 10'0 (3.58m x 3.05m)

With a side facing UPVC double glazed window, pendant light point, central heating radiator and deep skirtings.



Family Bathroom

Being partially tiled with a white quartz vanity top and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, shaver point, heated towel rail and a central heating radiator. There is a suite in white comprising a wall-mounted WC and a wall-mounted wash hand basin with a chrome mixer tap. To one corner, there is a panelled bath with a chrome mixer tap and an additional hand shower facility. There is a separate shower enclosure with a Grohe rain head shower with a glazed screen/door.





Bedroom 2
15'6 x 14'8 (4.72m x 4.48m)

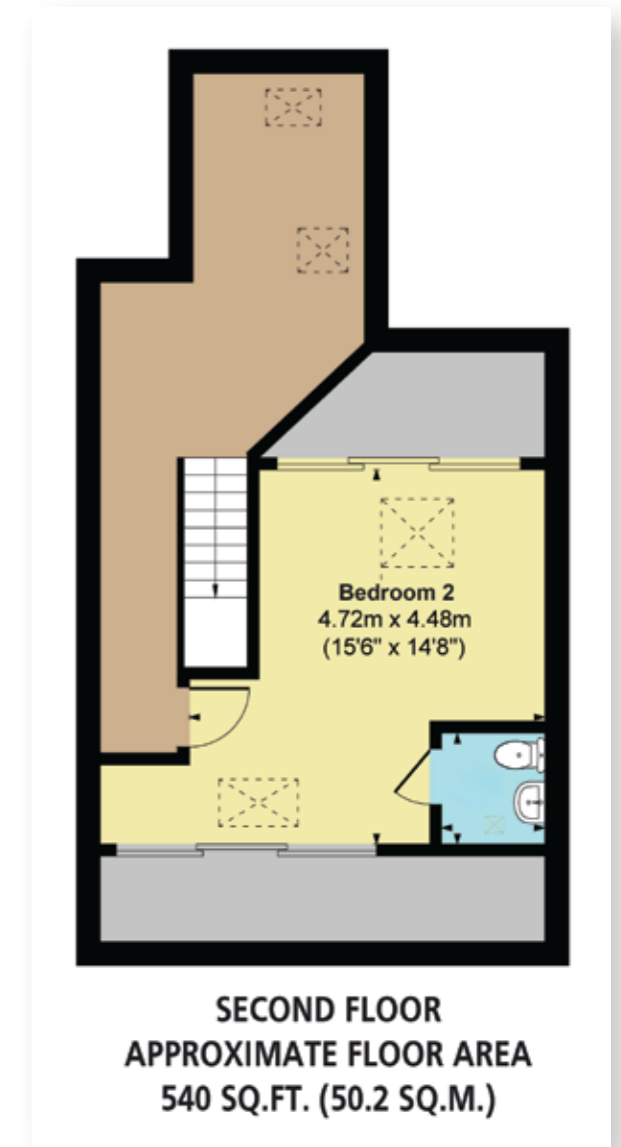
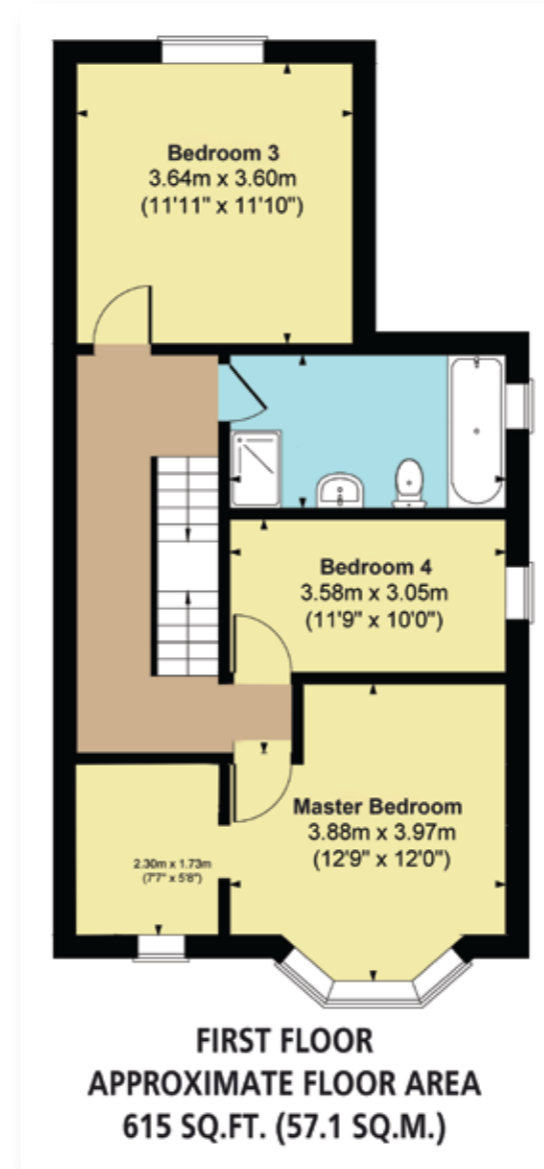
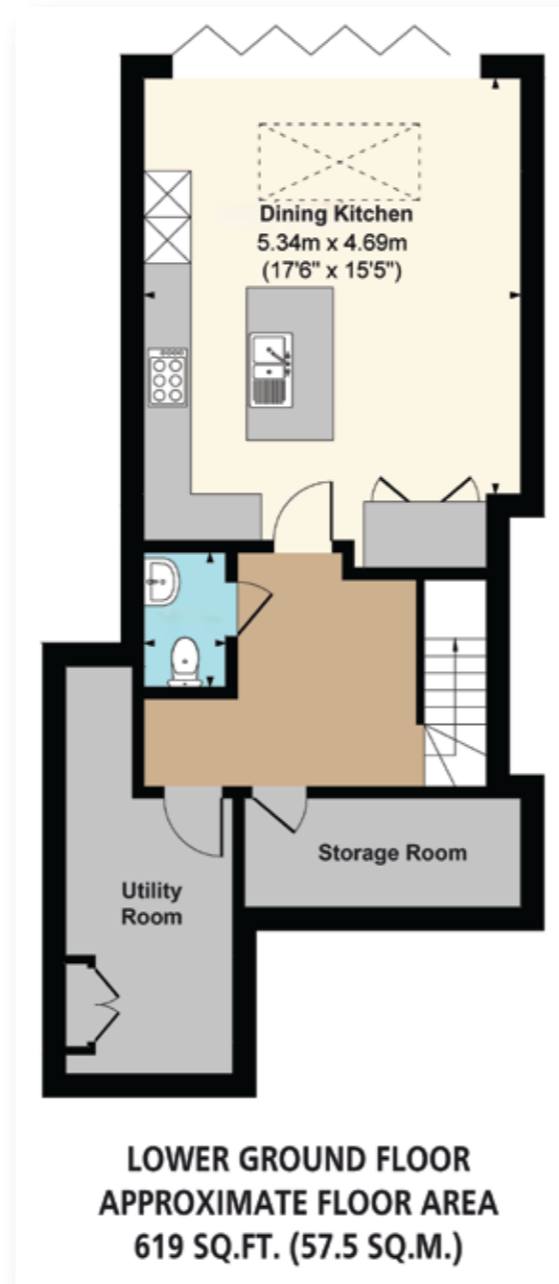
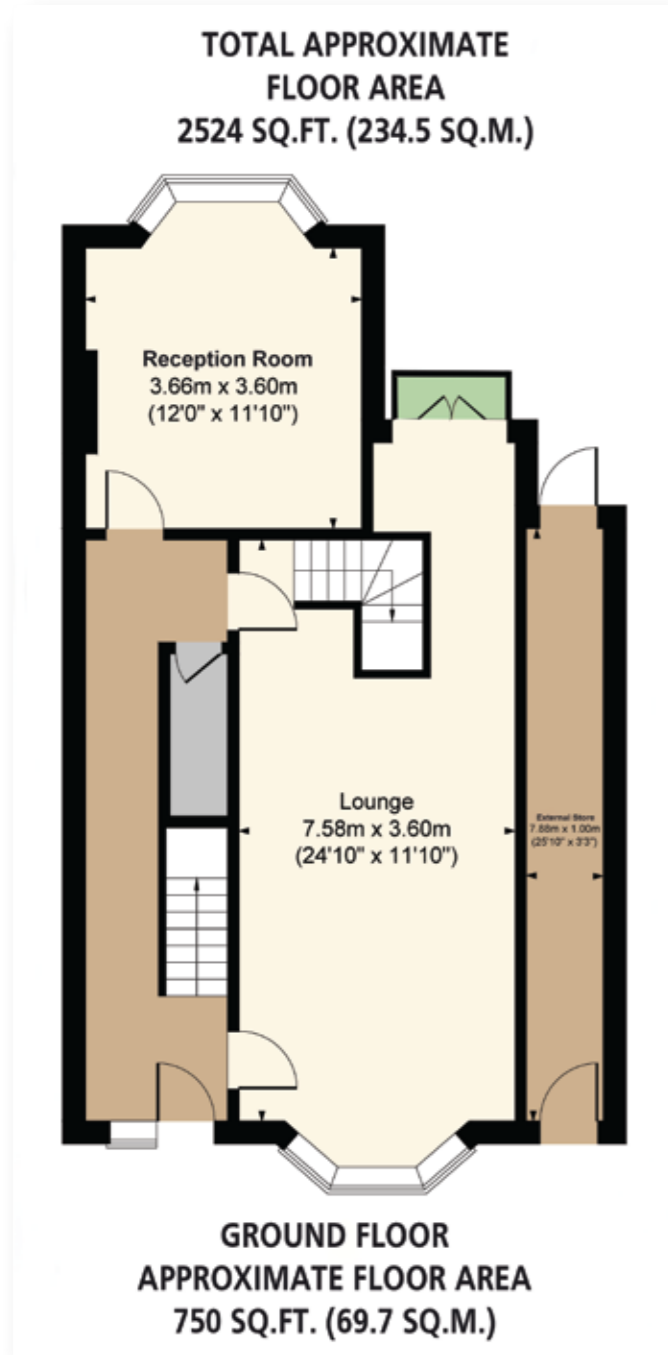
A delightful retreat that has Velux roof windows, recessed lighting, exposed timber beams and a central heating radiator. Access can be gained to eaves storage. A timber door with glazed obscured panels opens to the WC.

WC

Having a Velux roof window and recessed lighting. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a tiled splash back and a chrome mixer tap.

A Generously-Sized
Double Bedroom





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



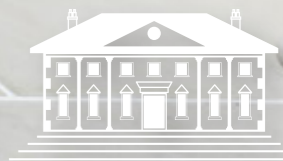
Exterior and Gardens Continued

To the rear, there is a sawn-sandstone patio with exterior lighting, an external power point and a water tap. Access can be gained to the dining kitchen and the external store can be accessed via steps and a UPVC door.

Beyond the patio is a garden which is mainly laid to lawn and is bordered by mature plants and trees. This leads down to a raised timber decked platform which has a garden shed.

Two timber steps lead down to an extension of the garden that is mainly laid to lawn and is surrounded by mature shrubs. The rear of the property is enclosed by timber fencing, mature hedging and stone walling.

An Enclosed South
Facing Rear Garden



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, mains electric, mains water, mains drainage. BT and Virgin Media broadband is available and the mobile phone signal quality is good.

Rights of Access/Shared Access: There are no rights of access or shared access.

Covenants/Easements or 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.



45 Woodholm Road

Eccelsall, Sheffield,

South Yorkshire S11 9HS

Offers in the Region of £695,000