



4 Moorwinstow Croft

Dore, Sheffield



Blenheim
Park Estates



Exterior and Gardens

To the front of 4 Moorwinstow Croft, is a block paved driveway providing parking for two vehicles and access to the integral double garage. On either side of the driveway, there are lawned areas with mature trees and shrubs. A stone flagged path with exterior lighting and mature shrubs leads to the main entrance door and the right side of the property.

To the left side of the property, there is a stone flagged path which has a raised planter and a wrought iron pedestrian gate opening to the rear.

A Beautiful Four Bedroomed Residence
within a Sought-After Location





Welcome to 4 Moorwinstow Croft

4 Moorwinstow Croft is a delightful, stone-built detached home that is situated in a highly sought-after area of Sheffield. Offering four generously sized reception rooms and four large double bedrooms, this property is ideal for a growing family that values space, exclusivity and location.

The ground floor houses the main living areas such as the wonderful lounge with an outstanding Inglenook fireplace, and the garden room that benefits from ample natural light offering further space for relaxation. The formal dining room is ideal for hosting and connects to the well-appointed dining kitchen, which includes integrated Bosch and Neff appliances. Also on the ground floor, is a well-appointed office and utility room.

Across the first floor, the excellent accommodation provides plenty of space for a family. A sizeable master bedroom suite includes fitted furniture and an en-suite shower room and the remaining three bedrooms are also large doubles, one of which has an en-suite. A well-equipped family bathroom completes the second floor.

Externally, 4 Moorwinstow Croft benefits from being situated in an exclusive location with just four other properties. To the front, there is off-road parking for two vehicles and the integral double garage offers additional parking or storage space. To the rear, there is a good-sized, landscaped garden a stone flagged path and a beautiful lawned area.

4 Moorwinstow Croft is situated within the highly sought-after area of Dore and has convenient access to the local amenities, including shops, cafes, restaurants and public houses. Millhouses is accessible within a short drive, also offering a variety of supermarkets and public houses. There is good local private and state schooling in the area. Additionally, the property is ideally positioned for access to Sheffield city centre and the Dore & Totley train station which provides links to Manchester, Leeds, York and Nottingham. The Peak District National Park is a short drive away for visiting local villages and a host of countryside walking trails.

The property briefly comprises of on the ground floor:

Entrance hall, cloaks cupboard, WC, office, lounge, garden room, formal dining room, breakfast kitchen, utility room and integral double garage.

On the first floor: Galleried landing, bedroom 2, bedroom 2 dressing room, bedroom 2 en-suite, bedroom 4, bedroom 3, family bathroom, airing cupboard, master bedroom and master en-suite.

Ground Floor

A timber door with double glazed obscured stained glass panels opens to the:

Entrance Hall

Offering a warm welcome and having a coved ceiling, pendant light point, central heating radiator, telephone point, deep skirtings and oak flooring. Timber doors open to the cloaks cupboard, WC, office, lounge and breakfast kitchen.

Cloaks Cupboard

With a cloaks hanging rail and oak flooring.

WC

Having a front facing timber double glazed obscured window, coved ceiling, flush light point, central heating radiator, deep skirtings and oak flooring. There is a suite in white comprising a low-level WC and a wall mounted Barrhead wash hand basin with traditional chrome taps and a tiled splash back.

Office

9'1 x 8'4 (2.78m x 2.53m)

A useful office with a front facing timber double glazed window, coved ceiling, pendant light point, central heating radiator, telephone point and deep skirtings.

Lounge

21'0 x 13'1 (6.40m x 4.00m)

A light-filled lounge with a front facing timber double glazed bay window, coved ceiling, wall mounted light points, dado rail, central heating radiators, TV/aerial points and deep skirtings. The focal point of the room is the Inglenook fireplace, which has front and rear facing timber double glazed windows, an exposed timber beam, a coal effect gas fire, an exposed chimney breast, brick surround and a tiled hearth. Timber double doors with glazed panels open to the dining room and separate timber double doors with double glazed panels open to the garden room.

Entrance Hall

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A light-filled lounge with a front facing timber double glazed bay window, coved ceiling, wall mounted light points, dado rail, central heating radiators, TV/aerial points and deep skirtings. The focal point of the room is the Inglehook fireplace, which has front and rear facing timber double glazed windows, an exposed timber beam, a coal effect gas fire, an exposed chimney breast, brick surround and a tiled hearth. Timber double doors with glazed panels open to the dining room and separate timber double doors with double glazed panels open to the garden room.



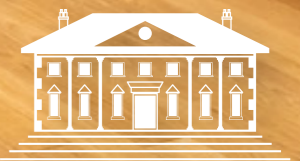
A Wonderfully Spacious
Reception Room...



Breakfast Kitchen

18'10 x 9'10 (5.75m x 3.00m)

A well-appointed breakfast kitchen with a rear facing timber double glazed bay window, a rear facing timber double glazed window, coved ceiling, recessed lighting, central heating radiator, TV/aerial point, telephone point, deep skirtings and oak flooring. There is a range of fitted base, wall and drawer units, incorporating a work surface, tiled splash backs, under-counter lighting and an inset 1.5 bowl sink with a black mixer tap and an Insinkerator waste disposal unit. The range of integrated appliances include a Neff four-ring gas hob with a wok burner and an extractor hood above, Bosch grill, Bosch oven, Neff under-counter fridge, Neff under-counter freezer and a Neff dishwasher. A timber door opens to the utility room.



Garden Room

12'2 x 11'2 (3.70m x 3.40m)

A lovely room that is filled with natural light through a double glazed roof lantern with integrated windows and rear and side facing UPVC double glazed windows. Also having wall mounted light points, central heating radiators and oak flooring. Double UPVC doors with double glazed panels open to the rear garden.



4 Moorwinstow Croft



Offering Living Spaces that are Perfect for a Growing Family and Situated in a Lovely Cul-de-Sac of Just Four Other Properties

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Formal Dining Room

12'10 x 12'3 (3.90m x 3.74m)

Perfect for hosting with a rear facing timber double glazed bay window, coved ceiling, pendant light point with a decorative ceiling rose, dado rail, central heating radiator, deep skirtings and oak flooring. A timber door opens to the breakfast kitchen.

Breakfast Kitchen

18'10 x 9'10 (5.75m x 3.00m)

A well-appointed breakfast kitchen with a rear facing timber double glazed bay window, a rear facing timber double glazed window, coved ceiling, recessed lighting, central heating radiator, TV/aerial point, telephone point, deep skirtings and oak flooring. There is a range of fitted base, wall and drawer units, incorporating a work surface, tiled splash backs, under-counter lighting and an inset 1.5 bowl sink with a black mixer tap and an Insinkerator waste disposal unit. The range of integrated appliances include a Neff four-ring gas hob with a wok burner and an extractor hood above, Bosch grill, Bosch oven, Neff under-counter fridge, Neff under-counter freezer and a Neff dishwasher. A timber door opens to the utility room.

Utility Room

With a rear facing timber double glazed window, coved ceiling, flush light point, central heating radiator and deep skirtings. There a range of fitted base and wall units, incorporating matching work surfaces and an inset Leisure 1.0 bowl stainless steel sink with a chrome mixer tap. There is also space/provision for a washer/dryer and an additional under-counter appliance. A timber door with a double glazed panel opens to the rear garden. A timber door also opens to the integral double garage.

Integral Double Garage

19'2 x 18'11 (5.85m x 5.76m)

Having two electric rolling shutter doors, light, power and a range of fitted base and wall units with a matching work surface. The garage also houses the Ideal boiler.

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

First Floor



Galleried Landing

With a front facing timber double glazed window, coved ceiling, pendant light point and a central heating radiator. Timber doors open to bedroom 2, bedroom 4, bedroom 3, family bathroom and the master bedroom.

Bedroom 2

13'1 x 13'1 (4.00m x 4.00m)

A generously sized double bedroom suite with a front facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. An opening gives access to the bedroom 2 dressing room.

Bedroom 2 Dressing Room

Having a rear facing timber double glazed window, coved ceiling, pendant light point, and a central heating radiator. There is a range of fitted furniture, incorporating long hanging, shelving and drawers. A timber door opens to the bedroom 2 en-suite.

Bedroom 2 En-Suite

Having a side facing timber double glazed obscured window, recessed lighting, extractor fan, tiled walls, heated towel rail and a mirrored storage cabinet. There is a Vitra 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 separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 4

12'9 x 12'3 (3.88m x 3.74m)

A double bedroom with a rear facing timber double glazed window, coved ceiling, recessed lighting, extractor fan, central heating radiator and a TV/aerial point.

Bedroom 3

16'0 x 10'2 (4.87m x 3.10m)

A further double bedroom with a rear facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. There is a range of fitted furniture, incorporating long hanging and shelving.

Family Bathroom

Having a rear facing timber double glazed obscured window, coved ceiling, flush light point, extractor fan, partially tiled walls and a central heating radiator. There is a suite with a low-level WC and a pedestal wash hand basin with traditional Heritage Bathrooms chrome taps. Also having a corner bath with a Bristan chrome mixer tap and a hand shower facility. To another corner, there is a separate shower enclosure with a fitted shower and a glazed screen/door. A timber door opens to an airing cupboard.

Formal Dining Room

12'10 x 12'3 (3.90m x 3.74m)

Perfect for hosting with a rear facing timber double glazed bay window, coved ceiling, pendant light point with a decorative ceiling rose, dado rail, central heating radiator, deep skirtings and oak flooring. A timber door opens to the breakfast kitchen.



Master Bedroom

19'3 x 11'10 (5.86m x 3.60m)

A large master bedroom with a front facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. There is a range of fitted furniture, incorporating short/long hanging, shelving and a vanity table with drawers. A timber door opens to the master en-suite.



Bedroom 2

13'1 x 13'1 (4.00m x 4.00m)

A generously sized double bedroom suite with a front facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. An opening gives access to the bedroom 2 dressing room.



Master En-Suite

Having a front facing timber double glazed obscured window, coved ceiling, flush light point, extractor fan, partially tiled walls and a central heating radiator. The suite has a low-level WC and a Charlotte pedestal wash hand basin with traditional Hilton taps. To one corner, there is a separate shower enclosure with a fitted Triton shower and a glazed screen/door.



Bedroom 2 Dressing Room

Having a rear facing timber double glazed window, coved ceiling, pendant light point, and a central heating radiator. There is a range of fitted furniture, incorporating long hanging, shelving and drawers. A timber door opens to the bedroom 2 en-suite.





Bedroom 3
16'0 x 10'2 (4.87m x 3.10m)

A further double bedroom with a rear facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. There is a range of fitted furniture, incorporating long hanging and shelving.



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Bedroom 4
12'9 x 12'3 (3.88m x 3.74m)

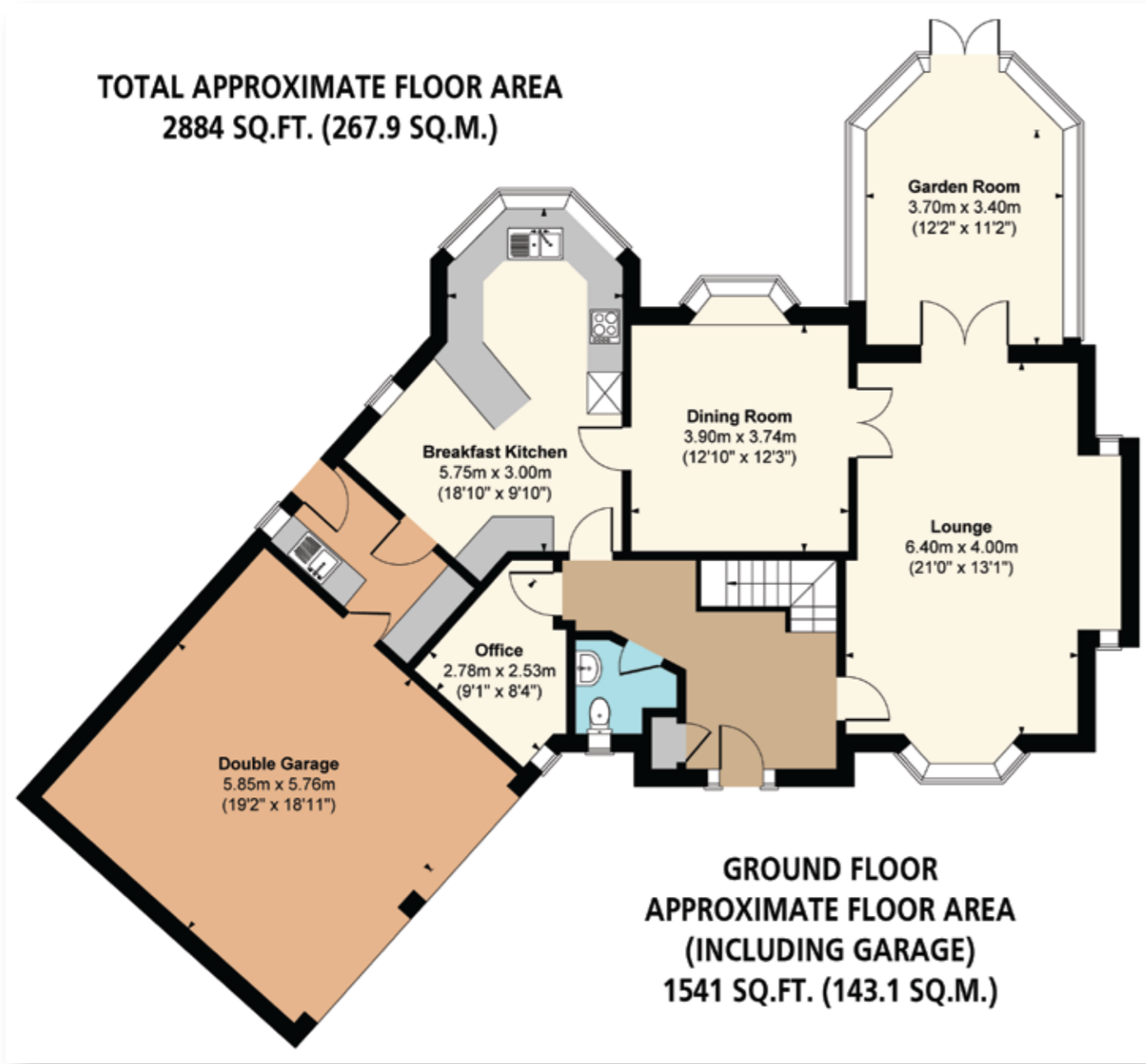
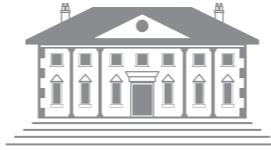
A double bedroom with a rear facing timber double glazed window, coved ceiling, recessed lighting, extractor fan, central heating radiator and a TV/aerial point.



Galleried Landing

With a front facing timber double glazed window, coved ceiling, pendant light point and a central heating radiator. Timber doors open to bedroom 2, bedroom 4, bedroom 3, family bathroom and the master bedroom.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



4 Moorwinstow Croft

Located within a Short Distance to the Amenities for Dore and Rail Journeys are Available from Dore & Totley Train Station

Airing Cupboard

With fitted shelving and housing the hot water cylinder.

Master Bedroom

19'3 x 11'10 (5.86m x 3.60m)

A large master bedroom with a front facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. There is a range of fitted furniture, incorporating short/long hanging, shelving and a vanity table with drawers. A timber door opens to the master en-suite.

Master En-Suite

Having a front facing timber double glazed obscured window, coved ceiling, flush light point, extractor fan, partially tiled walls and a central heating radiator. The is a suite with a low-level WC and a Charlotte pedestal wash hand basin with traditional Hilton taps. To one corner, there is a separate shower enclosure with a fitted Triton shower and a glazed screen/door.

Exterior and Gardens

To the front of 4 Moorwinstow Croft, is a block paved driveway providing parking for two vehicles and access to the integral double garage. On either side of the driveway, there are lawned areas with mature trees and shrubs. A stone flagged path with exterior lighting and mature shrubs leads to the main entrance door and the right side of the property.

To the left side of the property, there is a stone flagged path which has a raised planter and a wrought iron pedestrian gate opening to the rear. From the path, access can be gained to the utility room and steps rise to a garden which is mainly laid to lawn with a planted mature border containing shrubs. A hedge borders one side of the garden.

The path continues with exterior lighting and a water tap to a stone flagged seating terrace with a raised planted border. Access can be gained to the garden room, right side of the property, and stone steps rise back to the garden.

To the right side of the property, the stone path continues to a wrought iron pedestrian gate, opening to the front of the property.





Exterior and Gardens Continued

From the path, access can be gained to the utility room and steps rise to a garden which is mainly laid to lawn with a planted mature border containing shrubs. A hedge borders one side of the garden.

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To the right side of the property, the stone path continues to a wrought iron pedestrian gate, opening to the front of the property.

A Sizeable Rear Garden
with a Pleasant Terrace



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

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

Rights of Access/Shared Access: None.

Covenants/Easements/Wayleaves/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.



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Dore, Sheffield, South Yorkshire S17 3PS

Guide Price £1,000,000 - £1,100,000