



Kentmere

Quarry Lane, North Anston



Blenheim
Park Estates



Exterior and Gardens

From Quarry Lane, electric gates open to a block paved driveway to the front of Kentmere that has space for parking multiple vehicles. The driveway has exterior lighting and an electric vehicle charging point. Access can be gained to the integral double garage and the main entrance door.

A Beautiful Five Bedroomed Residence,
Constructed in 2006 by the Current Owners...



Entrance Hall

Offering a warm welcome, with recessed lighting and oak flooring with under floor heating. Oak doors open to the integral double garage, WC, dining room and kitchen.



Kentmere

Welcome to Kentmere

Kentmere is a remarkable five bedroomed detached residence, thoughtfully planned and constructed in 2006 by the current owners. This exceptional property offers versatile and luxurious living spaces, meticulously designed to provide a haven for family living. Nestled in a tranquil location, the home boasts excellent access to the amenities of North Anston and South Anston, whilst also being within easy reach of Sheffield, Rotherham and Worksop via the M1/M18 and A57.

The versatility of this residence is unparalleled, with many of the living areas effortlessly adaptable to suit the needs of its new owner. The ground floor houses two of the three main living areas, one of which is a magnificent open plan kitchen that has a breakfast bar, high-quality integrated appliances and a separate dining room.

Across the first floor are two generously-sized double bedrooms, one with an en-suite, and the lounge. The lounge is the heart of the home, offering a sanctuary adorned by natural light, being the ideal place to relax.

The second floor is home to two further spacious double bedrooms, the family bathroom, and the master bedroom suite. Demonstrating the home's flexibility, bedroom five is currently utilised as a home office, but can effortlessly be transformed into a large double bedroom.

Externally, Kentmere offers idyllic spaces for outdoor entertaining. To the front, there is an extensive driveway with room for parking multiple vehicles and to the rear, there is an elevated terrace which provides the perfect setting for alfresco living. The well-maintained grounds also feature several additional seating areas, creating a wonderful exterior that invites leisurely enjoyment.

The property is located with good access to local schooling and the amenities of Worksop, South Anston, North Anston and Dinnington, including supermarkets, shops, public houses and cafes. The Tropical Butterfly House, local walks and historic landmarks are close by. Kentmere is also conveniently positioned for the A1, A57 and M1 motorway networks.

The property briefly comprises of on the ground floor:

Entrance hall, integral double garage, WC, dining room, kitchen and gym/utility.

On the first floor: Landing, bedroom 2, bedroom 2 en-suite, bedroom 3 and lounge.

On the second floor: Landing, family bathroom, bedroom 4, bedroom 5, bedroom 5 balcony, master bedroom hallway, dressing room, walk-in wardrobe, en-suite, bedroom and balcony.

Ground Floor

A steel door with a double glazed obscured panel and a matching side panel opens to the:

Entrance Hall

Offering a warm welcome, with recessed lighting and oak flooring with under floor heating. Oak doors open to the integral double garage, WC, dining room and kitchen.

Integral Double Garage

17'0 x 16'2 (5.17m x 4.93m)

With an electric operated roller shutter door, light and power. Also housing the boiler and hot water cylinder.

WC

Being fully tiled with recessed lighting, extractor fan and tiled flooring with under floor heating. There is a suite in white comprising a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap.

Dining Room

9'10 x 9'9 (3.00m x 2.97m)

Ideal for formal dining with a front facing UPVC double glazed bay window, recessed lighting and oak flooring with under floor heating. There is open plan access to the kitchen.

Kitchen

16'10 x 10'6 (5.13m x 3.19m)

A beautiful kitchen with a rear facing UPVC double glazed window, recessed lighting, TV/aerial point and oak flooring with under floor heating. *Continued*.



A Superb Open Plan
Kitchen and Dining Room





Dining Room
9'10 x 9'9 (3.00m x 2.97m)

Ideal for formal dining with a front facing UPVC double glazed bay window, recessed lighting and oak flooring with under floor heating. There is open plan access to the kitchen.

A Bright and Airy
Dining Room...





Kitchen

16'10 x 10'6 (5.13m x 3.19m)

A beautiful kitchen with a rear facing UPVC double glazed window, recessed lighting, TV/aerial point and oak flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating granite work surfaces with tiled splash backs and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is a central island with a granite work surface with drawer units and an elevated glazed breakfast bar providing seating for three chairs. There is a range of integrated appliances, which include a four-ring hob, extractor hood, double oven, combination microwave, coffee machine, dishwasher, Hoover washing machine, tumble dryer and there is the provision for a full-height double fridge/freezer. An opening gives access to the gym/utility and double French UPVC double doors with double glazed panels open to the rear of the property.

A Well-Appointed Kitchen
with Integrated Appliances





Kentmere

Kentmere was Constructed with an Eye for Contemporary Living and Provides Beautiful Accommodation for a Growing Family



Kitchen Continued

There is a range of fitted base/wall and drawer units, incorporating granite work surfaces with tiled splash backs and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is a central island with a granite work surface with drawer units and an elevated glazed breakfast bar providing seating for three chairs. There is a range of integrated appliances, which include a four-ring hob, extractor hood, double oven, combination microwave, coffee machine, dishwasher, washing machine, tumble dryer and there is the provision for a full-height double fridge/freezer. An opening gives access to the gym/utility and double French UPVC double doors with double glazed panels open to the rear of the property.

Gym/Utility

A versatile space with recessed lighting and oak flooring with under floor heating. Double French UPVC doors with double glazed panels open to the rear of the property.

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

First Floor

Landing

With a front facing UPVC double glazed window, recessed lighting and a central heating radiator. Oak doors open to bedroom 2, bedroom 3 and the lounge.

Bedroom 2

12'5 x 10'3 (3.79m x 3.12m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point. An oak door opens to the bedroom 2 en-suite.

Bedroom 2 En-Suite

Being fully tiled with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. There is a suite in white comprising a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. There is a separate shower enclosure with a Hansgrohe raindance overhead shower and a glazed screen/door.

Bedroom 3

11'3 x 10'3 (3.43m x 3.12m)

A further double bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.

Lounge

25'11 x 16'11 (7.90m x 5.16m)

A large, sumptuous lounge with far-reaching views. Having front and rear facing UPVC double glazed windows, recessed lighting, central heating radiators, TV/aerial points and oak flooring.

From the landing, a staircase with a steel hand rail and balustrading rises to the:

Second Floor

Landing

With a front facing UPVC double glazed panel, recessed lighting and a central heating radiator. Oak doors open to the family bathroom, bedroom 4, bedroom 5 and master bedroom suite.

Family Bathroom

Being fully tiled with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan and chrome heated towel rail. There is a Villeroy & Boch suite in white comprising a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. Also having a deep bath with a Hansgrohe chrome mixer tap and an additional hand shower facility.

Bedroom 4

12'6 x 10'8 (3.81m x 3.24m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.

Bedroom 5

11'6 x 10'8 (3.50m x 3.24m)

A versatile double bedroom that is currently being used as an office and having a pendant light point, central heating radiator and a TV/aerial point. Double French UPVC doors with double glazed panels open to a balcony with panoramic views.





Lounge
25'11 x 16'11 (7.90m x 5.16m)

A large, sumptuous lounge with far-reaching views. Having front and rear facing UPVC double glazed windows, recessed lighting, central heating radiators, TV/aerial points and oak flooring.

A Delightful Reception Room
that is Ideal for Relaxation





Bedroom 2
12'5 x 10'3 (3.79m x 3.12m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point. An oak door opens to the bedroom 2 en-suite.



Bedroom 3
11'3 x 10'3 (3.43m x 3.12m)

A further double bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.



Bedroom 2 En-Suite

Being fully tiled with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. There is a suite in white comprising a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. There is a separate shower enclosure with a Hansgrohe raindance overhead shower and a glazed screen/door.



Landing

With a front facing UPVC double glazed panel, recessed lighting and a central heating radiator. Oak doors open to the family bathroom, bedroom 4, bedroom 5 and master bedroom suite.



Master Bedroom

17'0 x 10'11 (5.17m x 3.34m)

A large master bedroom suite with recessed lighting, central heating radiators and TV/aerial points. Double French UPVC doors with double glazed panels open to a balcony.



Family Bathroom

Being fully tiled with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan and chrome heated towel rail. There is a Villeroy & Boch suite in white comprising a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. Also having a deep bath with a Hansgrohe chrome mixer tap and an additional hand shower facility.



Master En-Suite

Being fully tiled with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. There is a suite in white comprising a wall mounted WC, a wall mounted bidet with a Hansgrohe chrome mixer tap and double wall hung wash basins with Hansgrohe chrome mixer taps. There is a separate shower enclosure with a Hansgrohe raindance overhead shower and a glazed screen/pivot door.



Bedroom 4

12'6 x 10'8 (3.81m x 3.24m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.





Kentmere

Set Back Behind Electric Gates and Occupying a Commanding Position in a Tranquil Location

Master Bedroom Suite

Master Bedroom Hallway

With recessed lighting. Openings give access to the master dressing room, the walk-in wardrobe and master bedroom.

Master Dressing Room

With recessed lighting.

Master Walk-in Wardrobe

Having recessed lighting and a central heating radiator. There is also open wardrobes, incorporating a range of hanging and shelving. An oak door opens to the master en-suite.

Master En-Suite

Being fully tiled with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. There is a suite in white comprising a wall mounted WC, a wall mounted bidet with a Hansgrohe chrome mixer tap and double wall hung wash hand basins with Hansgrohe chrome mixer taps. There is a separate shower enclosure with a Hansgrohe raindance overhead shower and a glazed screen/pivot door.

From the master bedroom hallway, an opening gives access to the:

Master Bedroom

17'0 x 10'11 (5.17m x 3.34m)

A large master bedroom suite with recessed lighting, central heating radiators and TV/aerial points. Double French UPVC doors with double glazed panels open to a balcony.

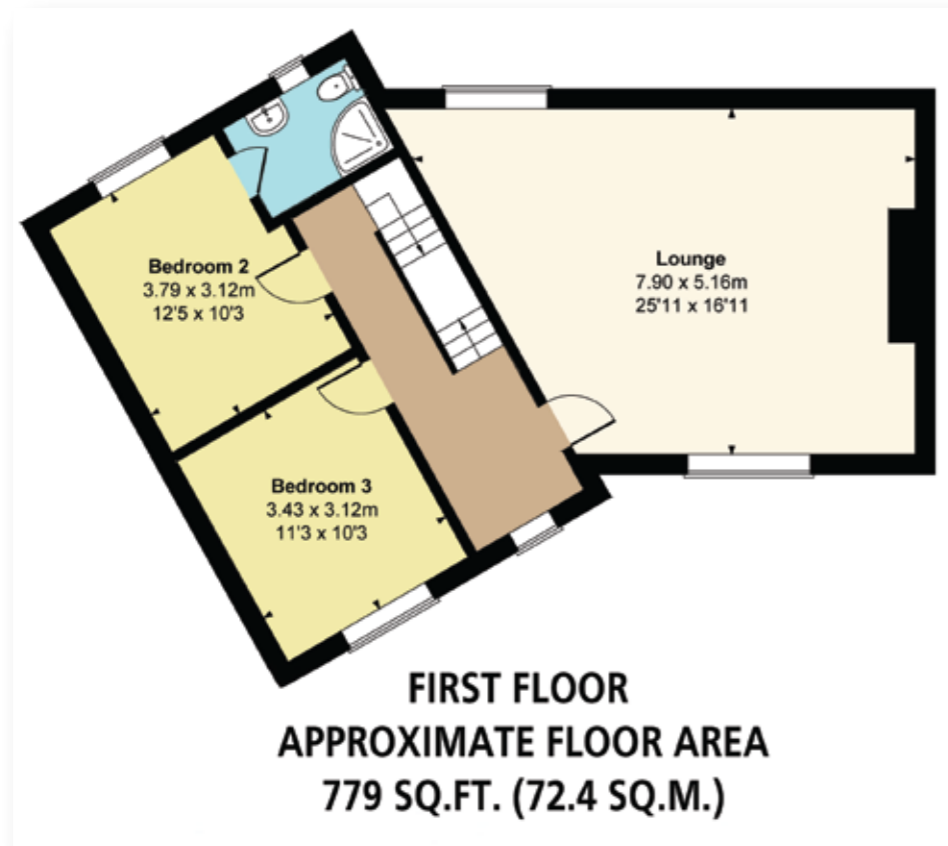
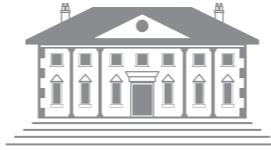
Exterior and Gardens

From Quarry Lane, electric gates open to a block paved driveway to the front of Kentmere that has space for parking multiple vehicles. The driveway has exterior lighting and an electric vehicle charging point. Access can be gained to the integral double garage and the main entrance door.

A block paved path continues around the property where there is exterior lighting. There is a walled courtyard area with space for dining, entertaining and relaxing. Access can be gained to the gym/utility and kitchen.

Towards the right of Kentmere, stone steps rise to a raised garden which is mainly laid to lawn and has mature trees, raised planters and shrubs. There is a gravelled path that partially wraps around to the rear of the property where stone and timber steps rise to a decked terrace. The terrace is enclosed by timber/rope fencing and allows space for an array of outdoor furniture. The gardens are enclosed by brick walling, hedging, and timber fencing for privacy and security.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

A block paved path continues around the property where there is exterior lighting. There is a walled courtyard area with space for dining, entertaining and relaxing. Access is gained to the gym/utility and kitchen.

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The gardens are enclosed by brick walling, hedging, and timber fencing for privacy and security.

A Substantial Wrap-Around
Garden with Several Seating Areas





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 ADSL and the mobile signal quality is good.

Rights of Access/Shared Access: Charnwood, a neighbouring property, has access to the gas reducer on the driveway of Kentmere.

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

Tree Preservation Orders: Yes.

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.



Kentmere

Quarry Lane, North Anston,
Sheffield, South Yorkshire S25 4DB

Offers in the Region of £825,000