



Overdale

379 Fulwood Road, Sheffield



Blenheim
Park Estates

Exterior and Gardens

From Fulwood Road, stone pillars stand to either side of the driveway entrance, which leads to the front of the property. The sweeping driveway provides parking for several vehicles and has a turning circle that is made up of a mature tree and mature shrubs. Bordering the driveway are established planted borders containing mature trees, shrubs and hedging. Access can be gained to the main entrance door, integral single garage and a detached double garage.

Detached Double Garage

21'4 x 21'4 (6.50m x 6.50m)

Having two up-and-over doors, light and power.

To the left side of the property, a wide path with exterior lighting provides access to the integral single garage, side entrance lobby and rear of the property.



A Substantial Eight Double Bedroomed
Detached Family Residence...





Welcome to Overdale

Positioned on a sizeable plot of just under an acre, Overdale presents the opportunity to acquire a substantial residence, which dates back to 1900 and is brimming with character. This eight double bedroomed home is set generously over three floors and has the advantage of an extensive rear garden that has a south-westerly aspect.



Overdale beautifully combines traditional charm with modern conveniences and showcases fine features such as sash windows, high coved ceilings, deep skirtings and stained glass windows.

Awaiting behind original doors is the welcoming reception hall where a focal point oak staircase provides a sense of grandeur upon entry to the home. Across the ground floor are four large reception rooms, including an opulent formal dining room, a bay windowed lounge, a useful study and a bright garden room which overlooks the lawned garden. The dining kitchen is the perfect place to enjoy time with family and comprises a range of fitted units, a central island and two sinks. To one side of the dining kitchen, a door opens to a side entrance lobby that connects to a utility room, WC and the integral single garage.

Rising to the first floor, a large landing links to five of the spacious bedrooms and two well-appointed bathrooms. The remaining three bedrooms are located on the second floor, along with another bathroom and a versatile kitchenette. Within all of the second floor bedrooms are arched glazed panels, one of which is rear facing and has delightful views towards the Porter Valley.

From Fulwood Road, a sweeping driveway bordered by mature hedging leads down to the front of Overdale. Providing access to the detached double garage and integral single garage, the driveway allows parking for several vehicles and has a planted turning circle. To the rear of the property, there is a stunning garden which is mainly laid to lawn and has a lovely stone flagged seating terrace that sits above. Due to the size of the plot, Overdale also presents opportunities for further development, subject to planning.

The property is conveniently located for access to the amenities of Ranmoor, Fulwood and Broomhill, including supermarkets, shops, restaurants and public houses. There is well regarded private and state schooling in the surrounding areas and Sheffield’s private and NHS hospitals are reachable within a short drive. Plenty of outdoor spaces can be enjoyed locally, including Endcliffe Park and Bingham Park. The Peak District is also a short distance away by car.



Retaining a Wealth of Character from its 1900 Roots, Overdale Provides an Exceptional Amount of Space Over Three Floors

The property briefly comprises of on the ground floor: Entrance vestibule, reception hall, cloakroom/WC, study, lounge, formal dining room, inner hallway, storage room, storage cupboard, dining kitchen, garden room, side entrance lobby, WC, utility room and integral single garage. Accessed externally is a detached double garage.

On the first floor: Landing, family bathroom, bedroom 3, bedroom 4/dressing room, bedroom 4 en-suite shower room, master bedroom, bedroom 2, bedroom 5, inner landing, bathroom, WC and linen cupboard.

On the second floor: Landing, bathroom, bedroom 8, bedroom 7, bedroom 6, kitchenette and storage cupboard.

Basement Level: Hallway, cellar 4, WC, cellar 3, cellar 2 and cellar 1.

Ground Floor
Double heavy timber doors with stained glass panels open to the:

Entrance Vestibule
Having a coved ceiling, pendant light point, deep skirtings and a mosaic tiled floor with an inset mat well. An oak door with obscured glazed panels and stained glass panels to the side and above opens to the reception hall.

Reception Hall
A grand reception hall that extends an extremely warm welcome with period features such as a side facing timber stained glass panel, coved ceiling, picture rail and a decorative archway. There are also pendant light points, antique central heating radiators and deep skirtings. Timber doors open to the cloakroom/WC, study, lounge, formal dining room and inner hallway.

Cloakroom/WC
Having front facing timber glazed sash windows with stained glass panels, coved ceiling, pendant light points, picture rail, central heating radiator and deep skirtings. 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.

Study
16’5 x 9’8 (5.00m x 2.95m)
Currently used a study, which is perfect for working from home, but could also be utilised for other purposes. Having a side facing timber glazed bay window with decorative panelling beneath, coved ceiling, pendant light point with a decorative ceiling rose and a picture rail. There is also a central heating radiator, telephone point, TV/aerial point and deep skirtings.

Lounge
18’1 x 15’0 (5.50m x 4.58m)
A generously proportioned reception room with a rear facing timber double glazed bay window with decorative panelling beneath, coved ceiling, pendant light point with a decorative ceiling rose and a picture rail. Also having central heating radiators, TV/aerial cabling and points

and deep skirtings. The focal point of the room is the coal effect gas fire with an oak mantel and a tiled hearth.

Formal Dining Room
20’6 x 15’11 (6.25m x 4.86m)
An opulent formal dining room that provides an ideal setting for entertaining family and friends. Having rear facing timber glazed sash windows with decorative panelling beneath, coved ceiling, picture rail, wall mounted light points, central heating radiator, deep skirtings and pine flooring. The focal point of the room is the heavy oak arch that houses the fireplace, incorporating a coal effect gas fire with an oak mantel and a limestone surround/hearth. Timber doors open to the reception hall and inner hallway. A timber door with glazed panels and decorative obscured panels also opens to the garden room.

Inner Hallway
Having pendant light points and timber doors opening to the storage room, formal dining room, storage cupboard and dining kitchen. A timber door also opens to a staircase which leads down to the basement level.

Storage Room
10’2 x 5’11 (3.10m x 1.80m)
Having a front facing timber glazed sash window, pendant light point, central heating radiator and deep skirtings.

Storage Cupboard
Having a flush light point and fitted shelving.

Dining Kitchen
28’8 x 14’9 (8.75m x 4.50m)
A wonderful dining kitchen with front and side facing timber glazed sash windows, coved ceiling, pendant light points, recessed lighting, central heating radiator, TV/aerial point, deep skirtings and oak flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, upstands, tiled splash backs and a Belfast sink with a chrome mixer tap. Also having a central island that provides additional storage and includes an oak work surface, an integrated waste bin and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. The integrated appliances are by Neff and include a four-ring gas hob with an extractor fan above, fan assisted oven and grill, microwave and a dishwasher. There is space/provision for an American style fridge/freezer. Double timber doors with glazed panels open to the garden room. A UPVC door with a double glazed panel opens to the side entrance lobby.

Garden Room
18’1 x 15’9 (5.50m x 4.79m)
A beautifully light room that overlooks the rear garden. Having a UPVC double glazed roof lantern, rear facing UPVC double glazed windows, central heating radiators and tiled flooring. A timber door with a glazed panel and a decorative obscured glazed panel opens to the formal dining room. Two sets of double UPVC doors with double glazed panels open to the rear seating terrace and left side of the property.



Reception Hall

A grand reception hall that extends an extremely warm welcome with period features such as a side facing timber stained glass panel, coved ceiling, picture rail and a decorative archway. There are also pendant light points, antique central heating radiators and deep skirtings. Timber doors open to the cloakroom/WC, study, lounge, formal dining room and inner hallway.

A Welcoming Reception Hall
Featuring a Grand Staircase



Lounge

18'1 x 15'0 (5.50m x 4.58m)

A generously proportioned reception room with a rear facing timber double glazed bay window with decorative panelling beneath, coved ceiling, pendant light point with a decorative ceiling rose and a picture rail. Also having central heating radiators, TV/aerial cabling and points and deep skirtings. The focal point of the room is the coal effect gas fire with an oak mantel and a tiled hearth.



Formal Dining Room

20'6 x 15'11 (6.25m x 4.86m)

An opulent formal dining room that provides an ideal setting for entertaining family and friends. Having rear facing timber glazed sash windows with decorative panelling beneath, coved ceiling, picture rail, wall mounted light points, central heating radiator, deep skirtings and pine flooring. The focal point of the room is the heavy oak arch that houses the fireplace, incorporating a coal effect gas fire with an oak mantel and a limestone surround/hearth. Timber doors open to the reception hall and inner hallway. A timber door with glazed panels and decorative obscured panels also opens to the garden room.



An Elegant Reception Room,
Perfect for Entertaining Guests



Dining Kitchen

28'8 x 14'9 (8.75m x 4.50m)

A wonderful dining kitchen with front and side facing timber glazed sash windows, coved ceiling, pendant light points, recessed lighting, central heating radiator, TV/aerial point, deep skirtings and oak flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, upstands, tiled splash backs and a Belfast sink with a chrome mixer tap. Also having a central island that provides additional storage and includes an oak work surface, an integrated waste bin and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. The integrated appliances are by Neff and include a four-ring gas hob with an extractor fan above, fan assisted oven and grill, microwave and a dishwasher. There is space/provision for an American style fridge/freezer. Double timber doors with glazed panels open to the garden room. A UPVC door with a double glazed panel opens to the side entrance lobby.

A Generously Proportioned,
Traditional Dining Kitchen







Garden Room

18'1 x 15'9 (5.50m x 4.79m)

A beautifully light room that overlooks the rear garden. Having a UPVC double glazed roof lantern, rear facing UPVC double glazed windows, central heating radiators and tiled flooring. A timber door with a glazed panel and a decorative obscured glazed panel opens to the formal dining room. Two sets of double UPVC doors with double glazed panels open to the rear seating terrace and left side of the property.

Flooded with Natural Light
& Overlooking the Gardens





Overdale



Boasting a Beautiful Combination of Traditional Charm and Modern Conveniences

Side Entrance Lobby

Having rear and side facing timber glazed panels, a rear facing timber glazed window, recessed lighting, central heating radiators and tiled flooring. Timber doors open to the WC, utility room and integral single garage. A timber door with glazed panels opens to the left side of the property.

WC

Having a rear facing timber glazed panel, recessed lighting, central heating radiator and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted Heritage wash hand basin with traditional chrome taps.

Utility Room

6'7 x 3'11 (2.00m x 1.20m)

Having a front facing timber glazed window, a recessed light point and timber flooring. There is space/provision for an automatic washing machine and a tumble dryer.

Integral Single Garage

20'0 x 10'2 (6.10m x 3.10m)

Having an electric up-and-over door, light, power and space for storage within the roof void.

From the inner hallway, a timber door opens to a stone staircase with a timber hand rail, which leads down to the:

Basement Level

Hallway

Having light and timber doors opening to cellar 4, cellar 2 and cellar 1.

Cellar 4

Having light, power and an extractor fan. Timber doors open to the WC and a wide opening gives access to cellar 3.

Cellar 3

15'7 x 9'0 (4.75m x 2.75m)

Having light.

WC

Having flush light points, a low-level WC and a wall mounted wash hand basin with traditional chrome taps.

Cellar 2

13'0 x 11'2 (3.97m x 3.40m)

Having light, power, a stone slab table and a Belfast sink with two water taps.

Cellar 1

15'7 x 14'1 (4.75m x 4.30m)

Having light, power and housing the ACV boiler.

Ground Floor Continued

From the reception hall, an impressive oak staircase with ornate newel posts, a hand rail, intricate balustrading and an under-stairs storage cupboard rises to the:

First Floor

Landing

A focal point of the landing is the front facing stone mullioned stained glass panel that stretches between the ground and first floors. The landing also has a coved ceiling, decorative archways, pendant light points, wall mounted light points, central heating radiators and deep skirtings. Timber doors open to the family bathroom, bedroom 3, bedroom 4/dressing room, master bedroom, bedroom 2 and bedroom 5. An opening also gives access to the inner landing.

Family Bathroom

A large family bathroom that is well-appointed and has partially tiled walls with Villeroy & Boch tiles. Having front facing timber glazed obscured sash windows, recessed lighting, wall mounted light points, central heating radiator with a towel rail and tiled flooring. Also having a built-in storage cupboard with shelving. There is a suite in white, which comprises a low-level WC and a Heritage pedestal wash hand basin with traditional Heritage chrome taps. To one corner, there is a Heritage bath which is inset within a tiled surround and has a Heritage chrome mixer tap and a hand shower facility.

Bedroom 3

14'9 x 12'2 (4.50m x 3.71m)

A spacious double bedroom with a front facing timber glazed sash window, coved ceiling, pendant light point, picture rail, central heating radiator, decorative fireplace and deep skirtings.

Bedroom 4/Dressing Room

15'0 x 10'4 (4.58m x 3.15m)

Another double bedroom, which could also be utilised as a dressing room to the master bedroom. Having rear and side facing timber glazed sash windows, coved ceiling, pendant light point, picture rail, decorative fireplace, central heating radiator and deep skirtings. Timber doors open to the bedroom 4 en-suite shower room and landing.

Bedroom 4 En-Suite Shower Room

Having recessed lighting, extractor fan, fully tiled walls, wall mounted light points and a heated towel rail. There is a fitted vanity unit, incorporating a marble work surface with upstands, an inset wash hand basin with traditional Perrin & Rowe chrome taps and storage beneath. To one corner, there is a shower enclosure with a fitted Perrin & Rowe shower and a glazed screen/door.

Master Bedroom

16'5 x 19'0 (5.80m x 5.00m)

An exceptionally spacious master bedroom with a rear facing timber glazed bay window, coved ceiling, pendant light point and a picture rail. Also having central heating radiators, a decorative fireplace, a telephone point and deep skirtings. A timber door opens to bedroom 4/dressing room.



Master Bedroom
16'5 x 19'0 (5.80m x 5.00m)

An exceptionally spacious master bedroom with a rear facing timber glazed bay window, coved ceiling, pendant light point and a picture rail. Also having central heating radiators, a decorative fireplace, a telephone point and deep skirtings. A timber door opens to bedroom 4/dressing room.



Bedroom 3
14'9 x 12'2 (4.50m x 3.71m)

A spacious double bedroom with a front facing timber glazed sash window, coved ceiling, pendant light point, picture rail, central heating radiator, decorative fireplace and deep skirtings.



Bedroom 2
17'11 x 15'5 (5.45m x 4.71m)

A bright and airy double bedroom with rear and side facing timber glazed sash windows, coved ceiling, pendant light point and a picture rail. There is also a decorative fireplace, central heating radiators and deep skirtings.



Bedroom 5
13'5 x 12'0 (4.10m x 3.65m)

Having a side facing timber glazed sash window, coved ceiling, pendant light point, picture rail, central heating radiator and deep skirtings.





Family Bathroom

A large family bathroom that is well-appointed and has partially tiled walls with Villeroy & Boch tiles. Having front facing timber glazed obscured sash windows, recessed lighting, wall mounted light points, central heating radiator with a towel rail and tiled flooring. Also having a built-in storage cupboard with shelving. There is a suite in white, which comprises a low-level WC and a Heritage pedestal wash hand basin with traditional Heritage chrome taps. To one corner, there is a Heritage bath which is inset within a tiled surround and has a Heritage chrome mixer tap and a hand shower facility.



Bathroom

Having front facing timber glazed sash windows, coved ceiling, flush light points, picture rail, wall mounted light points, central heating radiator with a towel rail, shaver point and oak flooring. There is a Sottini suite, which comprises of a Sottini pedestal wash hand basin with a chrome mixer tap and a roll top bath with a chrome mixer tap, a fitted rain head shower and a glazed screen.



Overdale



Overdale is Situated in a Highly Desirable Location, with Easy Access to a Range of Amenities and Local Schooling

Bedroom 2

17'11 x 15'5 (5.45m x 4.71m)

A bright and airy double bedroom with rear and side facing timber glazed sash windows, coved ceiling, pendant light point and a picture rail. There is also a decorative fireplace, central heating radiators and deep skirtings.

Bedroom 5

13'5 x 12'0 (4.10m x 3.65m)

Having a side facing timber glazed sash window, coved ceiling, pendant light point, picture rail, central heating radiator and deep skirtings.

From the first floor landing, an opening gives access to the:

Inner Landing

Having a coved ceiling, flush light point and oak flooring. Timber doors open to the bathroom and WC. Double timber doors also open to the linen cupboard.

Bathroom

Having front facing timber glazed sash windows, coved ceiling, flush light points, picture rail, wall mounted light points, central heating radiator with a towel rail, shaver point and oak flooring. There is a Sottini suite, which comprises of a Sottini pedestal wash hand basin with a chrome mixer tap and a roll top bath with a chrome mixer tap, a fitted rain head shower and a glazed screen.

WC

Having a front facing timber glazed obscured sash window, coved ceiling, flush light point, central heating radiator and oak flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted Sottini wash hand basin with traditional Heritage chrome taps.

Linen Cupboard

Having shelving.

From the first floor landing, the staircase continues to the:

Second Floor

Landing

Having a front facing timber stained glass window, coved ceiling, pendant light points, wall mounted light points and a central heating

radiator. Timber doors open to the bathroom, bedroom 8, bedroom 7, bedroom 6, kitchenette and storage cupboard. Access can also be gained to a loft space.

Bathroom

Having a Velux roof window, flush light point, heated towel rail, partially tiled walls with Villeroy & Boch tiles and tiled flooring. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall, there is a bath with a tiled panel, a fitted Grohe shower and a glazed screen.

Bedroom 8

16'5 x 15'1 (5.00m x 4.60m)

Having a side facing timber glazed arched panel with a matching side panel and window, pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating long hanging and shelving. A door within the furniture provides access to the eaves and a separate door within the room provides access to further eaves space.

Bedroom 7

19'3 x 16'9 (5.86m x 5.10m)

A large bedroom with a rear facing timber glazed arched panel with matching windows to the side and another rear facing timber glazed panel. Also having a pendant light point and central heating radiators. Timber doors open to two storage cupboards and bedroom 6.

Bedroom 6

19'3 x 17'10 (5.84m x 5.44m)

Another sizeable bedroom with a side facing timber glazed panel that has a matching side window and panel, Velux roof window, pendant light point and central heating radiators. Access can be gained to the eaves.

Kitchenette

12'4 x 9'10 (3.75m x 3.00m)

Having front facing timber glazed windows, recessed lighting and a central heating radiator. To one corner, there is a fitted base unit with a work surface, a tiled splash back and an inset 1.0 bowl Franke stainless steel sink with a chrome mixer tap.

Storage Cupboard

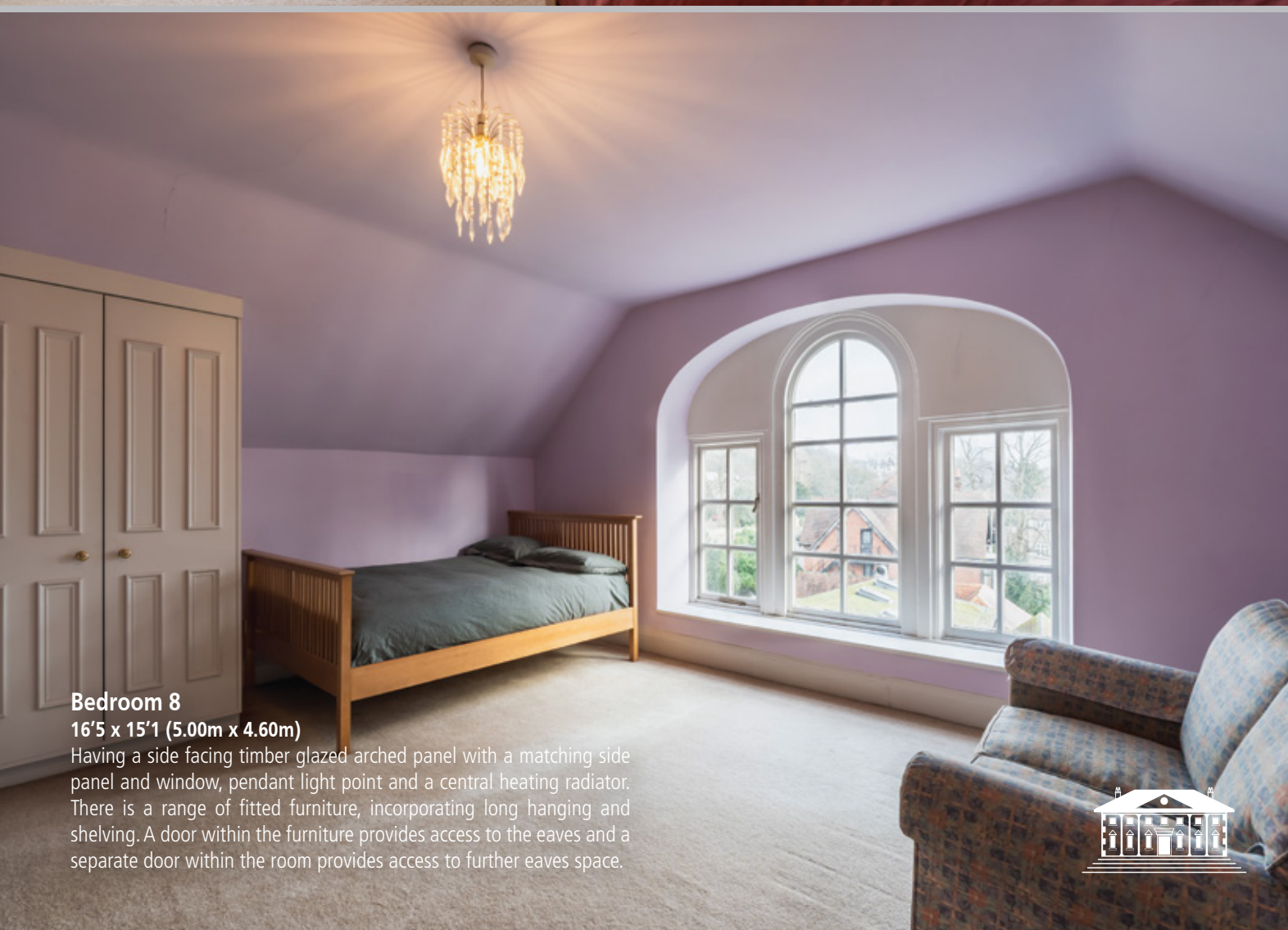
Having a flush light point and providing useful storage.



Bedroom 6

19'3 x 17'10 (5.84m x 5.44m)

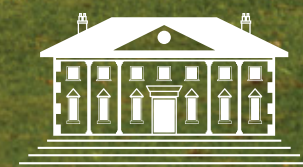
Another sizeable bedroom with a side facing timber glazed panel that has a matching side window and panel, Velux roof window, pendant light point and central heating radiators. Access can be gained to the eaves.

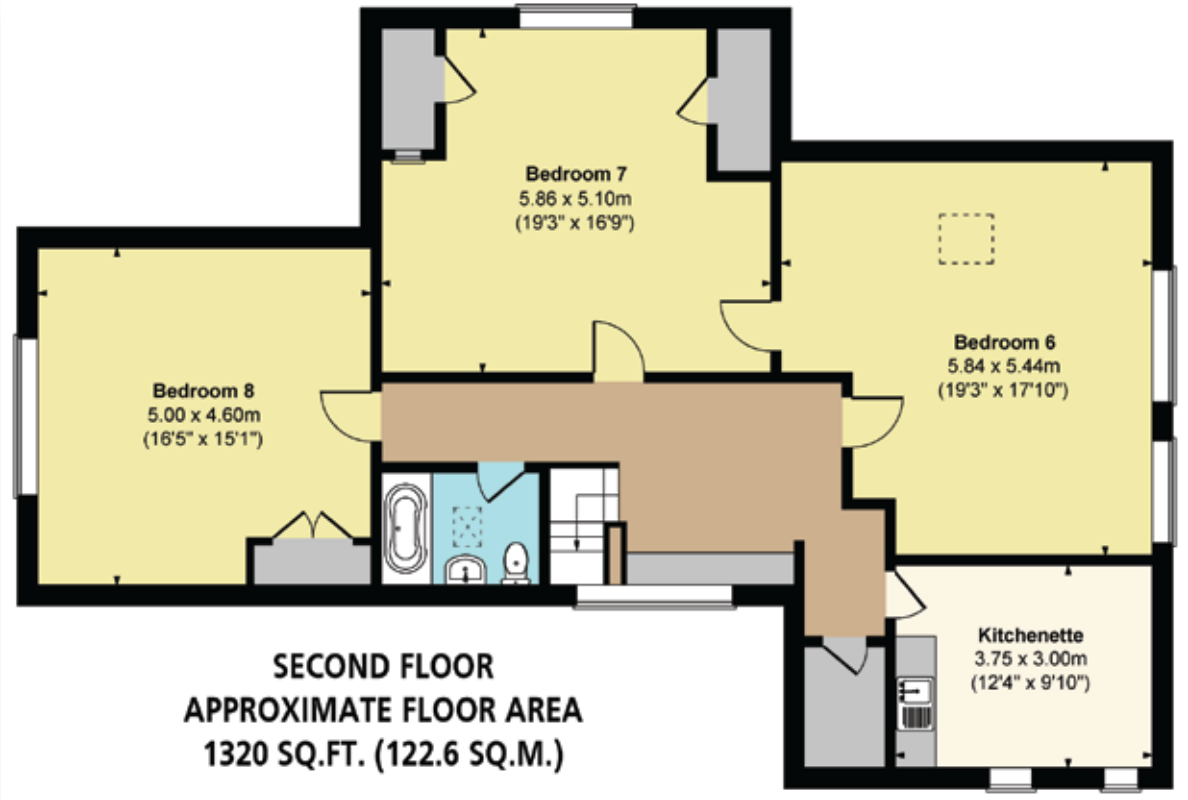
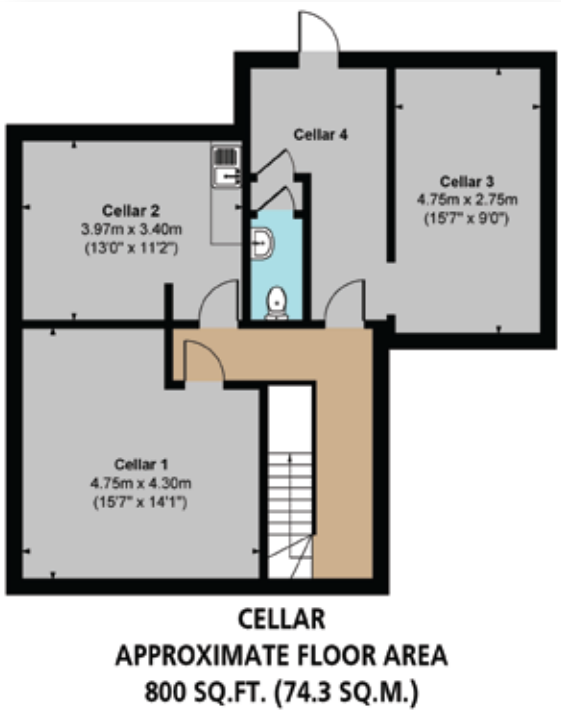
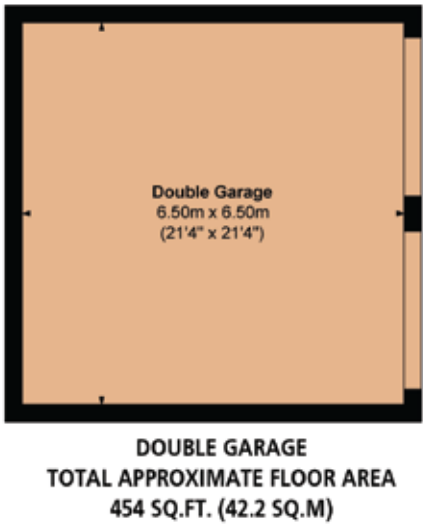
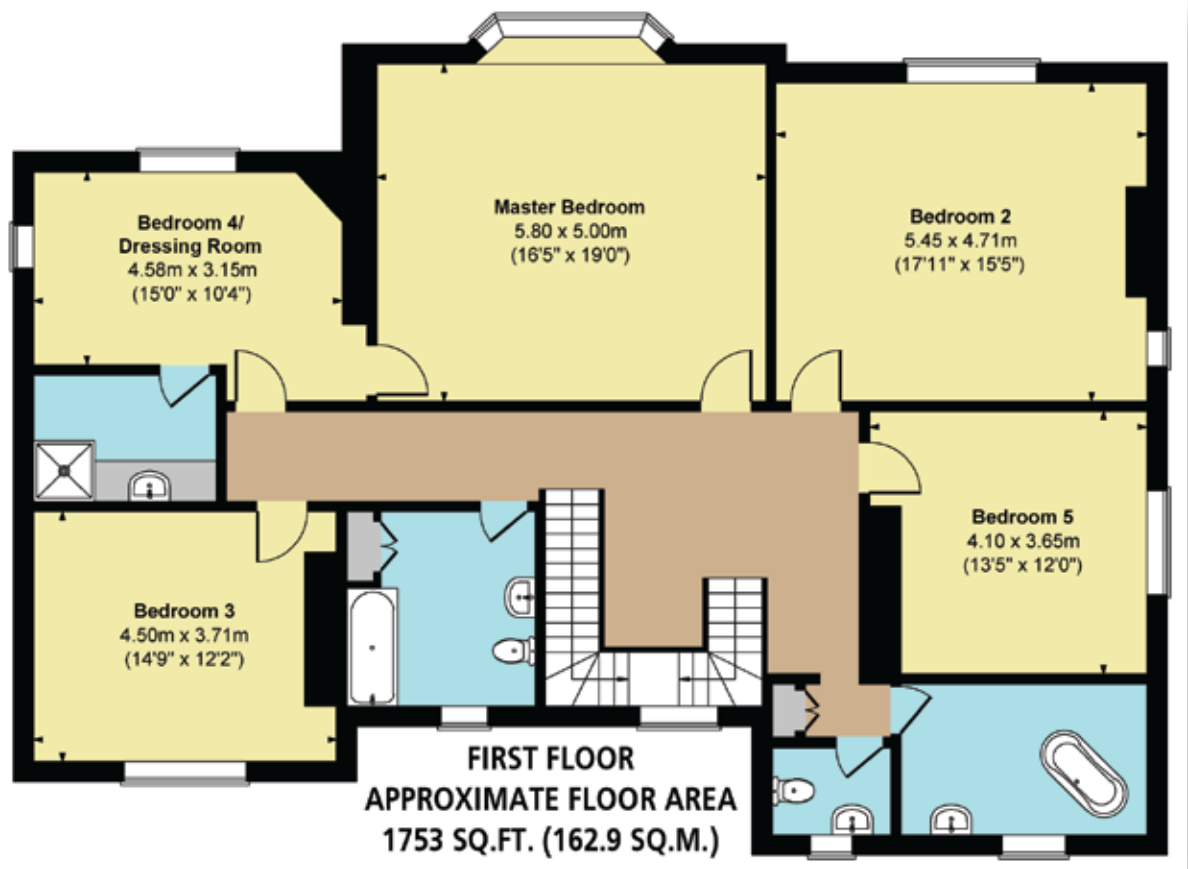
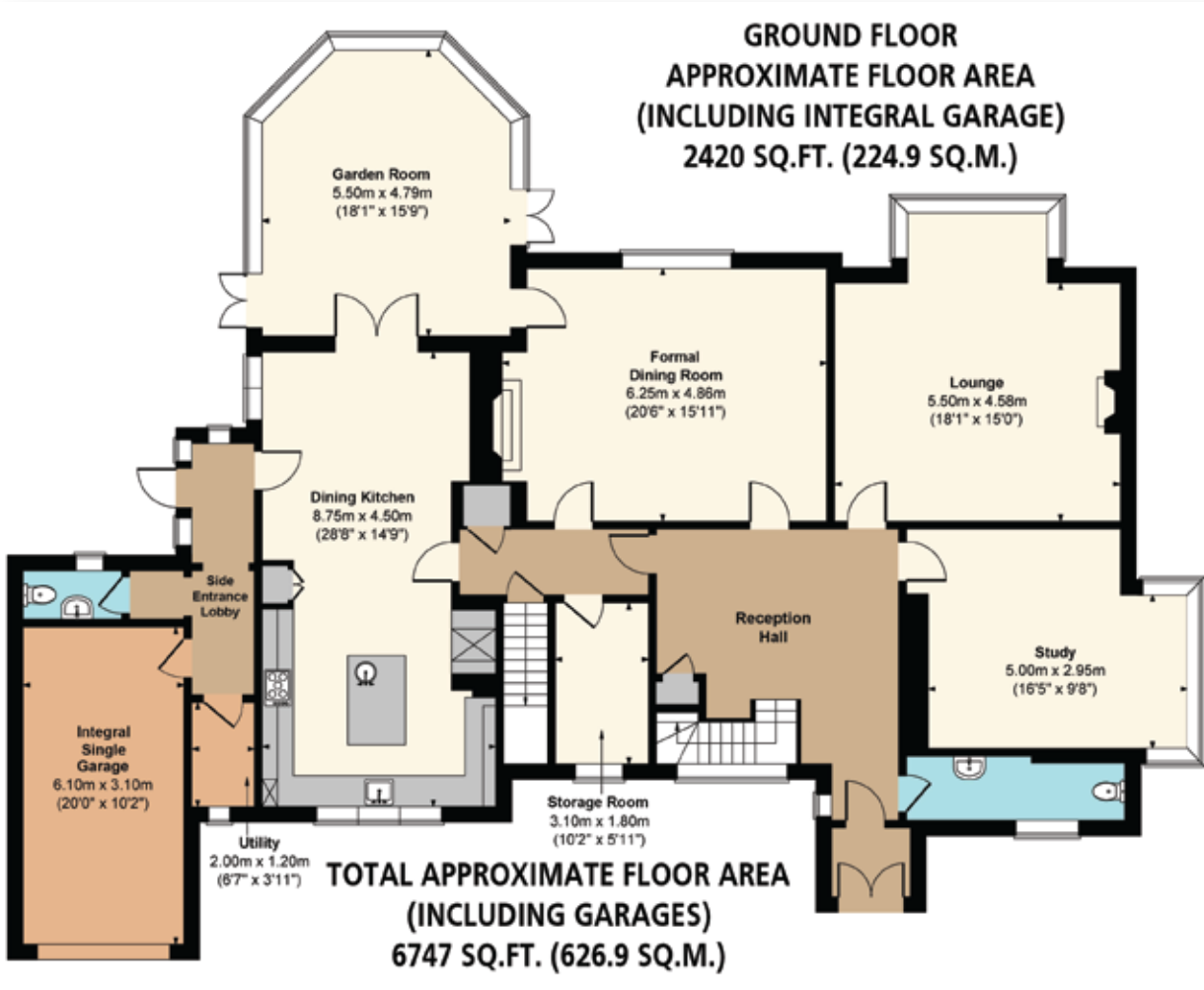


Bedroom 8

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Having a side facing timber glazed arched panel with a matching side panel and window, pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating long hanging and shelving. A door within the furniture provides access to the eaves and a separate door within the room provides access to further eaves space.





*Image for Illustration Purposes Only



Occupying a Large Plot of
Approximately 0.8 of an Acre





Exterior and Gardens Continued

To the rear, access can be gained to the garden room and stone steps lead down to a stone flagged patio with shrub borders. A stone flagged path leads around the garden room to a further stone flagged seating terrace with exterior lighting and decorative borders containing shrubs. Access can be gained to the garden room and left side of the property. To the right side of the property, a stone flagged path that is flanked by large borders containing mature trees and shrubs leads to a gap within a hedge that leads back to the driveway.

From the rear seating terrace, central stone steps lead down to a substantial garden that is mainly laid to lawn and incorporates a variety of mature trees. The garden is fully enclosed by mature hedge borders and due to its size, presents opportunities for further development (subject to planning).

An Extensive, South-West
Facing Rear Garden







Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: H

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 two covenants on the title. No easements or wayleaves and the flood risk is very low.

Conservation Area: The property is located within the Ranmoor Conservation Area.

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.



Overdale

379 Fulwood Road, Sheffield,
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Offers in the Region of £1,495,000