



1 Turnshaw Road

Ulley, Sheffield



Exterior and Gardens

From Turnshaw Road, a sliding electric gate that is operated by an intercom and has exterior lighting opens to the property. Behind the gate, there is a gravelled driveway that provides parking for three vehicles and has exterior lighting.

Stone steps rise to a stone flagged path which leads along the front elevation and provides access to both sides of the property. The path has exterior lighting and a mock entrance door. Also to the front is a garden, which is mainly laid to lawn with mature trees and shrubs.

The lawned garden continues to the left side of the property where the LPG tank is housed underground. Towards the bottom of the garden, there is also a gravelled area with two mature trees and an area of densely populated trees. A gravelled path leads around to the rear of the property where there is exterior lighting, an external power point and a water tap. access can be gained to the hallway and right side of the property.

To the right side of the property, there is a stone flagged seating terrace incorporating a raised timber planter and exterior lighting. Access can be gained to the living kitchen/main entrance door. The lawned garden wraps back round to the front and has a raised timber planter, a shed and a mature shrub border. The plot and its gardens are fully enclosed by stone walling, timber fencing and mature hedging.

An Exquisite Four Bedroomed
Detached Family Residence





Welcome to 1 Turnshaw Road

Occupying a sizeable corner plot in the quaint village of Ulley, this outstanding four bedroomed detached residence has been transformed by the current owners to a high standard. 1 Turnshaw Road is a stone-built cottage, extended and modernised to offer a mix of traditional and contemporary features.



This beautiful home has been tastefully decorated throughout, creating wonderful living spaces that are well-suited to family living. The centrepiece of the home is the stunning open plan living kitchen, which features a generously sized lounge and a bright dining kitchen, incorporating a well-appointed kitchen with quartz work surfaces, integrated appliances and a superb dining area. Two sets of bi-folding doors flood the space with natural light and provide a seamless transition to the outdoor seating terrace. The ground floor also boasts a WC, utility room and a versatile study leading up via an oak staircase with glazed balustrading to the first floor.

Across the first floor are four bedrooms with vaulted ceilings, all of which are doubles and include the master bedroom with an en-suite shower room. Presenting a space for sanctuary, the family bathroom is luxuriously appointed with brushed gold fixtures alongside calacatta marble tiles, it contains a wet-room style shower and a freestanding bath.

Standing proudly behind a sliding electric gate with full intercom camera system, 1 Turnshaw Road has the benefit of meticulously landscaped gardens that wrap-around three sides of the property. Within the grounds, there is a gravelled driveway which provides parking for three vehicles. The plot is bordered by recently planted conifers, fencing and stone walling, offering a private space for all of the family to enjoy.

The village of Ulley is home to a public house and is very well positioned for access to the M1 and M18 motorways for commuting or leisure. Sheffield city centre is also easily accessible via the A57. From the doorstep, there are a range of walking trails available through the surrounding countryside, including Ulley Country Park. Further amenities such as supermarkets, shops, public houses and restaurants can be found in the nearby settlements of Aughton, Aston and Swallownest.



Comprehensively Renovated and Extended to Create a Wonderful Family Home that Stands in a Generous Corner Plot

The property briefly comprises of on the ground floor: Dining kitchen, lounge, hallway, WC, utility room, study and storage cupboard.

On the first floor: Landing, master bedroom, master en-suite, bedroom 2, family bathroom, bedroom 3 and bedroom 4.

Ground Floor

An aluminium door set within bi-folding doors with double glazed panels opens to the:

Open Plan Living Kitchen

An exquisite open plan living kitchen, well-designed for modern living and offering a bright living space for relaxing, cooking and dining.

Dining Kitchen

32'7 x 11'5 (9.92m x 3.47m)

A sublime dining kitchen with an aluminium double glazed roof lantern and a rear facing UPVC double glazed panel. Also having pendant light points, recessed lighting, extractor fan, central heating radiator and herringbone timber flooring. There is a range of fitted base/wall and drawer units, incorporating quartz work surfaces, under-counter lighting and an inset 2.0 bowl Belfast style sink that has a chrome mixer tap with a boiling water function. The integrated appliances include a Rangemaster five-ring induction hob, Zanussi oven/grill, Zanussi microwave oven, a full-height fridge and a Beko dishwasher. Two sets of aluminium bi-folding doors with double glazed panels open to the front and right side of the property. A wide opening with a step leads to the lounge.

Lounge

14'9 x 10'10 (4.50m x 3.30m)

A superb reception room with a front facing UPVC double glazed window, recessed lighting, central heating radiator and herringbone timber flooring. One of the walls has a feature media wall, incorporating recessed shelving with LED lighting and space/provision for a wall mounted television with TV/aerial cabling.

From the dining kitchen, an opening gives access to the:

Hallway

With recessed lighting, central heating radiator, one fully panelled wall and herringbone timber flooring. Oak doors open to the WC and utility room. A composite door with a double glazed panel opens to the rear of the property.

WC

Includes recessed lighting, extractor fan, brushed gold heated towel rail and herringbone timber flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a brushed gold mixer tap and storage beneath.

Utility Room

A useful utility room with recessed lighting, an extractor fan, a central

heating radiator and herringbone timber flooring. There is a range of fitted base and wall units, incorporating a timber effect work surface with an inset 1.0 bowl stainless steel sink with a chrome mixer tap. One of the cupboards houses the Ideal boiler. There is an integrated full-height freezer and there is also space/provision for a washing machine and tumble dryer.

From the hallway, a step and an opening rise to the:

Study

9'10 x 7'10 (3.00m x 2.40m)

A versatile space with front and side facing UPVC double glazed windows, exposed timber beams, recessed lighting, central heating radiator, decorative chimney breast with a stone hearth and herringbone timber flooring. An oak door opens to the storage cupboard.

Storage Cupboard

Providing useful storage and having herringbone timber flooring.

From the study, a staircase with an oak hand rail, glazed balustrading and feature lighting rises to the:

First Floor

Landing

The landing is bathed in natural light thanks to a double-glazed roof light with LED lighting. Also having recessed lighting and a decorative beam. Oak doors open to the master bedroom, bedroom 2, family bathroom, bedroom 3 and bedroom 4.

Master Bedroom

12'3 x 11'1 (3.74m x 3.37m)

A spacious master bedroom suite with a Velux roof window and front and side facing UPVC double glazed windows. Also having recessed lighting, a vaulted ceiling with a decorative beam and a central heating radiator. An oak door opens to the master en-suite.

Master En-Suite

A stylish en-suite shower room with recessed lighting, an extractor fan, a decorative beam, a fitted vanity mirror, a brushed gold heated towel rail and tiled flooring. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating an oak work surface, storage and a wash hand basin with a brushed gold mixer tap and a tiled splash back. To one side of the en-suite, there is a separate, fully tiled shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2

12'3 x 11'2 (3.74m x 3.40m)

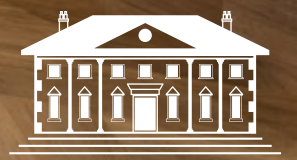
A good-sized double bedroom with a Velux roof window, side facing UPVC double glazed window, vaulted ceiling with a decorative beam, recessed lighting and a central heating radiator.



Open Plan Living Kitchen

An exquisite open plan living kitchen, well-designed for modern living and offering a bright living space for relaxing, cooking and dining.

An Outstanding Open
Plan Living Kitchen...



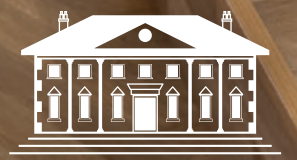
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A Stunning Dining Kitchen,
Offering Bright Family Living





A Fabulous Dining Area with
Bi-Folding Doors to the Garden



Lounge
14'9 x 10'10 (4.50m x 3.30m)

A superb reception room with a front facing UPVC double glazed window, recessed lighting, central heating radiator and herringbone timber flooring. One of the walls has a feature media wall, incorporating recessed shelving with LED lighting and space/provision for a wall mounted television with TV/aerial cabling.



A Spacious Reception Room
Featuring a Media Wall





Study
9'10 x 7'10 (3.00m x 2.40m)

A versatile space with front and side facing UPVC double glazed windows, exposed timber beams, recessed lighting, central heating radiator, decorative chimney breast with a stone hearth and herringbone timber flooring. An oak door opens to the storage cupboard.



WC
Includes recessed lighting, extractor fan, brushed gold heated towel rail and herringbone timber flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a brushed gold mixer tap and storage beneath.



1 Turnshaw Road

Boasting Tastefully Decorated Accommodation that Incorporates a Mix of Traditional and Contemporary Styles

Family Bathroom

A luxurious family bathroom with a Velux roof window and a vaulted ceiling with a decorative beam. The main focal points of the bathroom is the opulent Calacatta marble tiled walls with a herringbone feature and the freestanding bath with a brushed gold mixer tap and a hand shower facility. Within the family bathroom, there is a wet room style shower with a fitted rain head shower, an additional hand shower facility and a glazed screen. Having recessed lighting, extractor fan, wall mounted light points, brushed gold heated towel rail, illuminated vanity mirror and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a brushed gold mixer tap, marble work surface and storage beneath.

Bedroom 3

12'1 x 11'2 (3.68m x 3.40m)
Another double bedroom with a Velux roof window, side facing UPVC double glazed window, vaulted ceiling with a decorative beam, recessed lighting and a central heating radiator.

Bedroom 4

11'0 x 7'5 (3.36m x 2.25m)
Having a Velux roof window, front and side facing UPVC double glazed windows, vaulted ceiling with a decorative beam, recessed lighting and a central heating radiator.

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A Beautiful Master
Bedroom Suite...





Master En-Suite

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Master En-Suite



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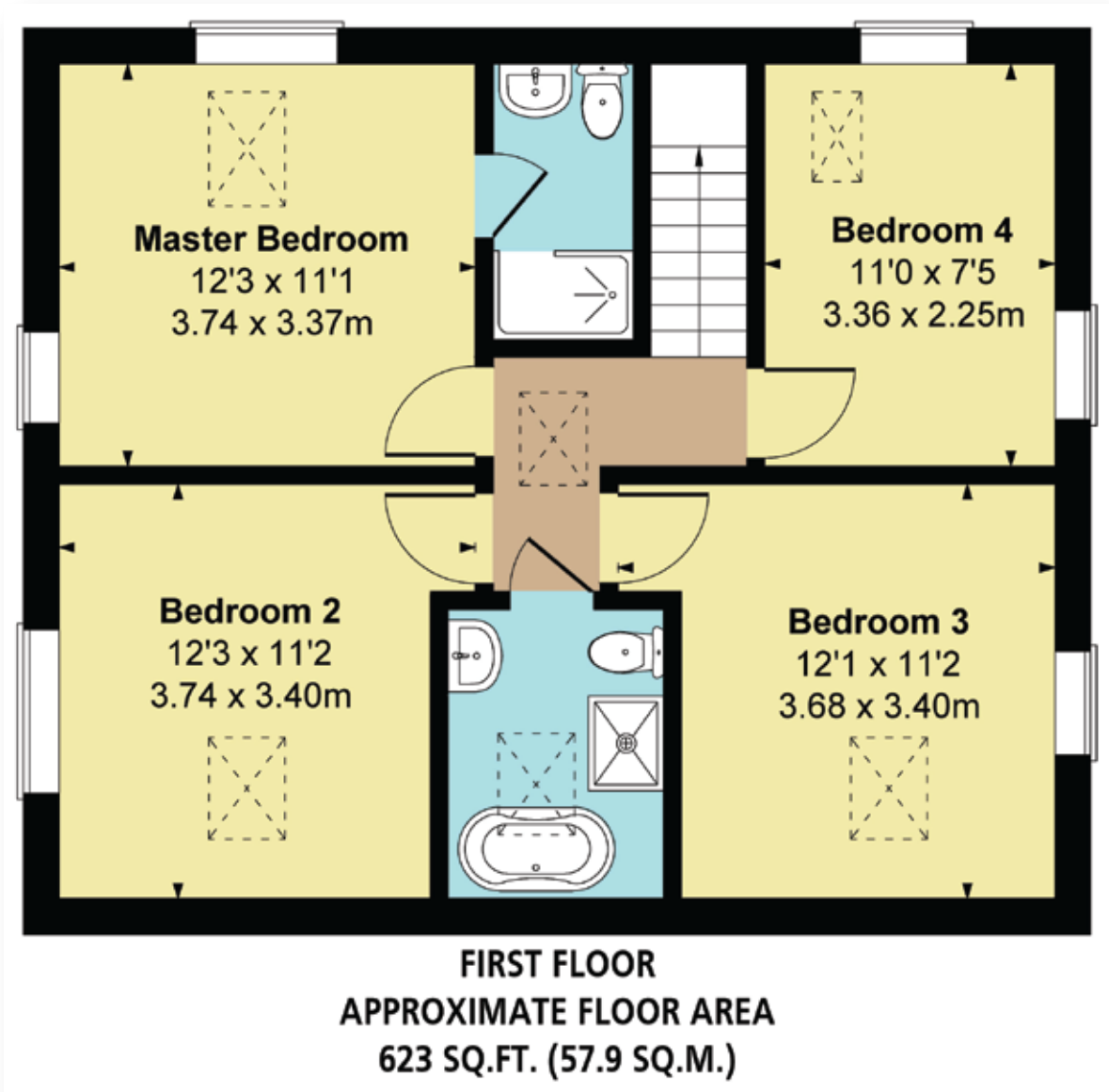
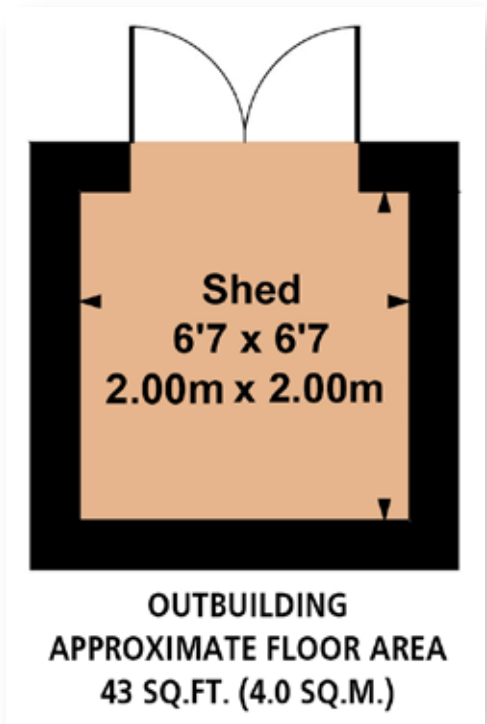
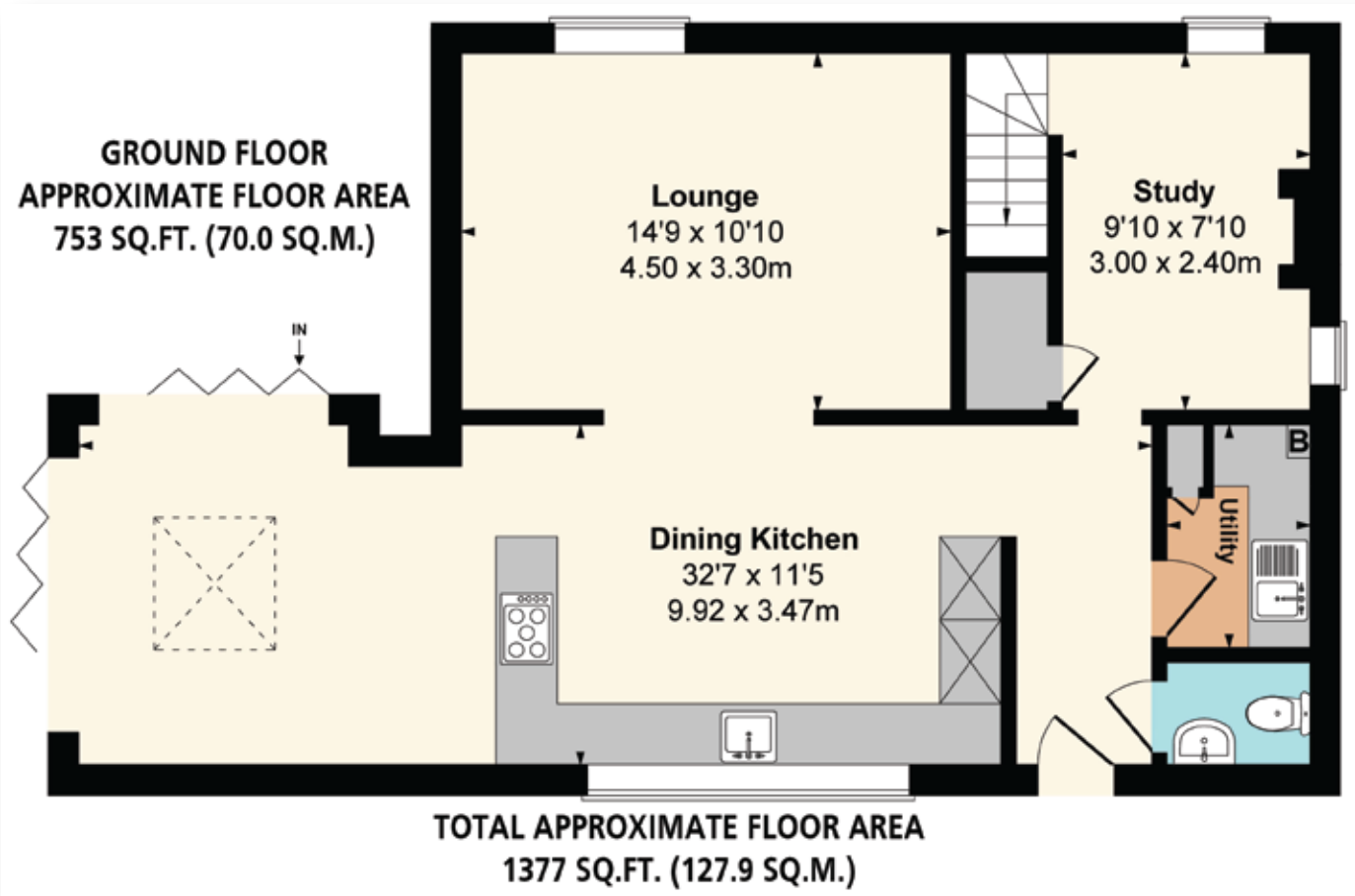


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A Luxurious Family Bathroom
Showcasing Calacatta Marble Tiles





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Private Wrap-Around Gardens
and Ample Off-Road Parking





A Beautiful Garden for
Both Day & Night...





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: C

Services: LPG gas and 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 or Wayleaves and Flood Risk: There is a covenant on the title and the flood risk is very low.

Conservation Area: The property is within the Ulley conservation area.

Tree Preservation Orders: It is believed that there may be a TPO on one of the large trees in the garden.

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.



1 Turnshaw Road

Ulley, Sheffield, South Yorkshire S26 3YG

Offers in the Region of £695,000