



102 Abbeydale Park Rise

Dore, Sheffield

Exterior and Gardens

102 Abbeydale Park Rise is accessed by an intercom operated, sliding electric gate, which opens to the front of the property where there is a resin driveway providing parking for two vehicles. The driveway has exterior lighting, a planted border with shrubs and access can be gained to the integral double garage. Stone steps rise to the main entrance door. To the side of the driveway is an artificial lawn with a mature tree and a slate chipping border. The front of the home is enclosed by stone walling and wrought iron railings, adding excellent privacy and security.



A Contemporary Five Bedroomed
Detached Family Residence





102 Abbeydale Park Rise



Welcome to 102 Abbeydale Park Rise

Standing on a generous corner plot within a highly esteemed area of Sheffield, this outstanding family residence has been significantly extended and refurbished, resulting in modern living spaces that are finished to excellent specifications.

102 Abbeydale Park Rise is filled with natural light and its heart lies within the open plan living kitchen, which incorporates a gloss kitchen with quartz work surfaces, a range of integrated appliances and room for dining and relaxing too. Leading seamlessly to the rear garden through bi-folding doors, the living kitchen also connects to the lounge through double doors, offering a flexible layout for everyday living or entertaining. There is also a useful utility room with an adjoining WC on the ground floor.

An oak staircase with glass balustrades rises to the first floor, where there are five bedrooms, including four spacious doubles, two of which have contemporary en-suite shower rooms. The fully tiled family bathroom is a sanctuary for relaxation, containing a large walk-in shower enclosure and a freestanding double-ended slipper bath.

This superb property sits in an impressive position with an enclosed boundary and an intercom operated access gate, providing great privacy and security. To the front of the house is a resin driveway with space to park two vehicles and a sizeable artificial front lawn. Located to the rear is a landscaped garden, which presents a pleasant space for comfortable seating beneath an aluminium pergola with a tilting slat roof and side blinds.

The property is conveniently located in the sought-after area of Dore and has good access to the amenities of the village, such as public houses, restaurants, shops and cafes. Additional amenities can be found in Totley, which is just a short walk or drive away. For families, there is excellent schooling nearby, including primary and secondary schools. Public transport is easily accessible, with bus routes to the surrounding localities and Dore & Totley train station provides rail links to Sheffield, Manchester and connecting lines to London. There are plenty of activities close by, including Abbeydale Sports Club, multiple golf clubs and pleasant walking trails through woodland and countryside. The Peak District National Park is also reachable within a short drive.

The property briefly comprises of on the ground floor: Entrance hall, utility room, WC, cloaks cupboard, integral double garage, lounge and living kitchen.

On the first floor: Landing, bedroom 2, bedroom 2 en-suite shower room, family bathroom, bedroom 3, bedroom 5, bedroom 4, master bedroom, master en-suite shower room and master dressing room.

Ground Floor

A composite entrance door with double glazed obscured panels opens to the:

Entrance Hall

Having recessed lighting and tiled flooring with under floor heating. Oak doors open to the utility room, cloaks cupboard and lounge. Double oak doors with glazed panels also open to the living kitchen.

Utility Room

Having recessed lighting and tiled flooring with under floor heating. There is a fitted wall unit and an oak work surface with space/provision beneath for an automatic washing machine and a tumble dryer. An oak door opens to the WC.

WC

Having a front facing UPVC double glazed obscured window, recessed lighting and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Cloaks Cupboard

Having a recessed light point and tiled flooring with under floor heating. A timber door opens to the integral double garage.

Integral Double Garage

18'0 x 17'6 (5.49m x 5.33m)

Having an electric up-and-over door, light, power and housing the hot water cylinder. A door opens to a useful store.



Lounge

18'1 x 10'10 (5.51m x 3.29m)

A bright and airy reception room with a front facing UPVC double glazed window, recessed lighting, pendant light point, telephone point and under floor heating. To one wall, there is a range of recessed shelving with lighting, space/provision for a wall mounted television with a TV/aerial point and a contemporary electric fire. Double oak doors with glazed panels and matching side panels open to the living kitchen.

A Bright & Airy
Reception Room





Living Kitchen

36'9 x 13'0 (11.20m x 3.96m)

An open plan living kitchen that offers superb flexibility for cooking, dining and relaxing. Having rear facing UPVC double-glazed windows, recessed lighting, a TV/aerial point and tiled flooring with under floor heating. A cupboard houses the boiler. There is a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands and an inset 1.5 bowl sink with an extendable chrome mixer tap. The kitchen contains a variety of integrated appliances, such as a Bosch four-ring gas hob with a wok burner and an extractor hood above, two Neff fan assisted ovens, a Bosch microwave, an AEG dishwasher and a full-height CDA fridge/freezer. Bi-folding UPVC doors with double glazed panels open to the rear of the property.

A Wonderful Open Plan Living Kitchen

Featuring Integrated Appliances





102 Abbeydale Park Rise

Located in a Highly Sought-After Area and Having Easy Access to the Many Local Amenities of Dore and Totley

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From the entrance hall, an oak staircase with a hand rail, glazed balustrading and an under-stairs storage cupboard rises to the:

First Floor

Landing

Having a pendant light point, recessed lighting and a central heating radiator. Oak doors open to master dressing room, bedroom 2, family bathroom, bedroom 3, bedroom 5, bedroom 4 and master bedroom.

Bedroom 2

16'6 x 9'3 (5.02m x 2.82m)

A good-sized double bedroom with space for a dressing area. Having front facing UPVC double glazed windows, recessed lighting and a central heating radiator. An oak door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having recessed lighting, an extractor fan and a chrome heated towel rail. There is a suite, which comprises of a low-level WC and a vanity unit, incorporating a wash hand basin, a black mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Family Bathroom

A luxurious family bathroom that is fully tiled and has the benefit of

under floor heating. Having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, illuminated mirrored cabinet and a wall mounted television. 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 and storage beneath. Also having a freestanding double-ended slipper bath with a chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 3

10'10 x 10'2 (3.31m x 3.10m)

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

Bedroom 5

9'9 x 7'10 (2.97m x 2.38m)

Having a rear facing UPVC double glazed window, flush light point, central heating radiator and a TV/aerial point.

Bedroom 4

10'10 x 9'9 (3.31m x 2.98m)

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

Master Bedroom

12'11 x 12'7 (3.94m x 3.84m)

A fabulous master bedroom suite with a front facing UPVC double glazed window, flush light point, central heating radiator and a TV/aerial point. Oak doors open to the master en-suite shower room and master dressing room.

Master En-Suite Shower Room

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, illuminated vanity mirror and under floor heating. There is a suite, which comprises of a low-level WC and a wash hand basin with a Bristan black mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen/door.

Master Dressing Room

Having a front facing UPVC double glazed window, flush light point and a central heating radiator. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. Oak doors open to the master bedroom and landing.

Master Bedroom

12'11 x 12'7 (3.94m x 3.84m)

A fabulous master bedroom suite with a front facing UPVC double glazed window, flush light point, central heating radiator and a TV/aerial point. Oak doors open to the master en-suite shower room and master dressing room.



A Spacious Master
Bedroom Suite





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Bedroom 2

16'6 x 9'3 (5.02m x 2.82m)

A good-sized double bedroom with space for a dressing area. Having front facing UPVC double glazed windows, recessed lighting and a central heating radiator. An oak door opens to the bedroom 2 en-suite shower room.



Bedroom 4

10'10 x 9'9 (3.31m x 2.98m)

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





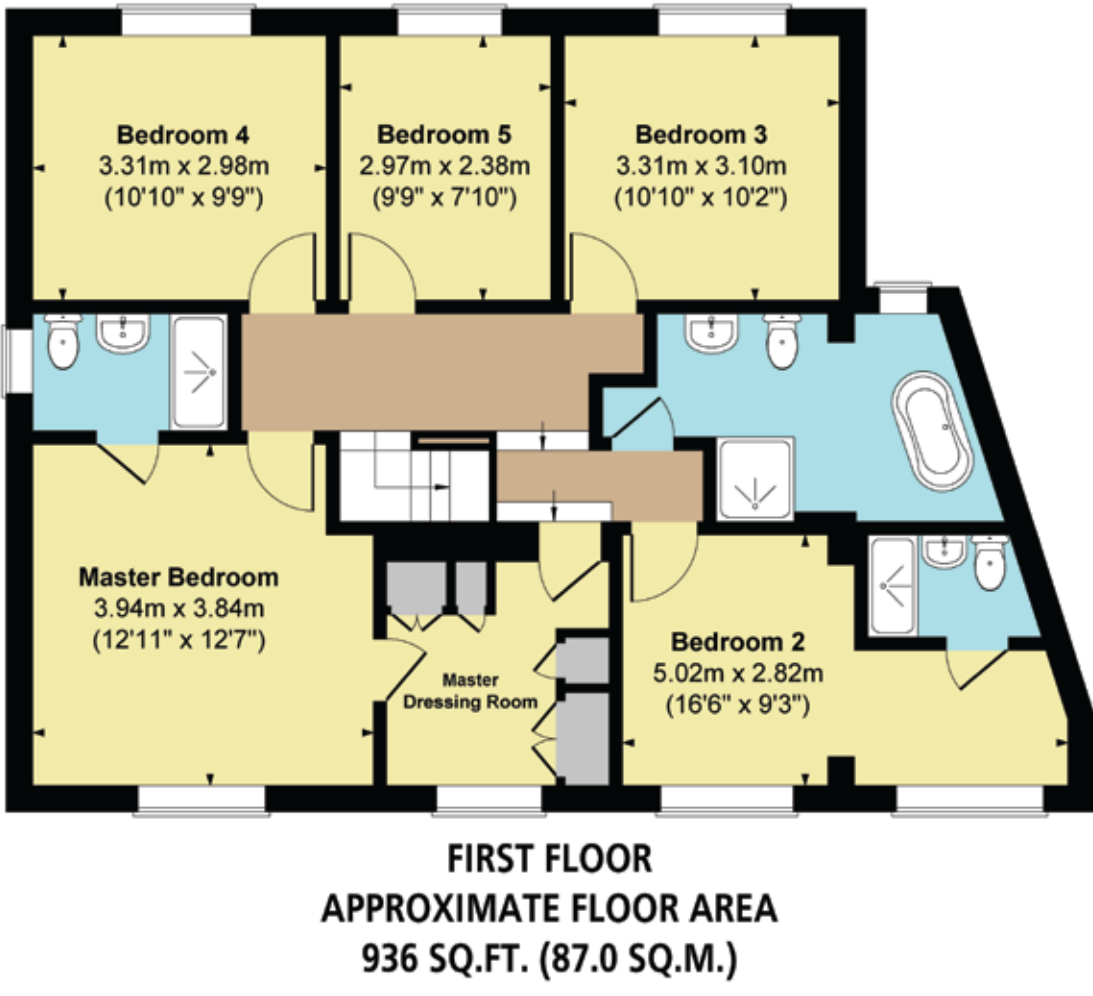
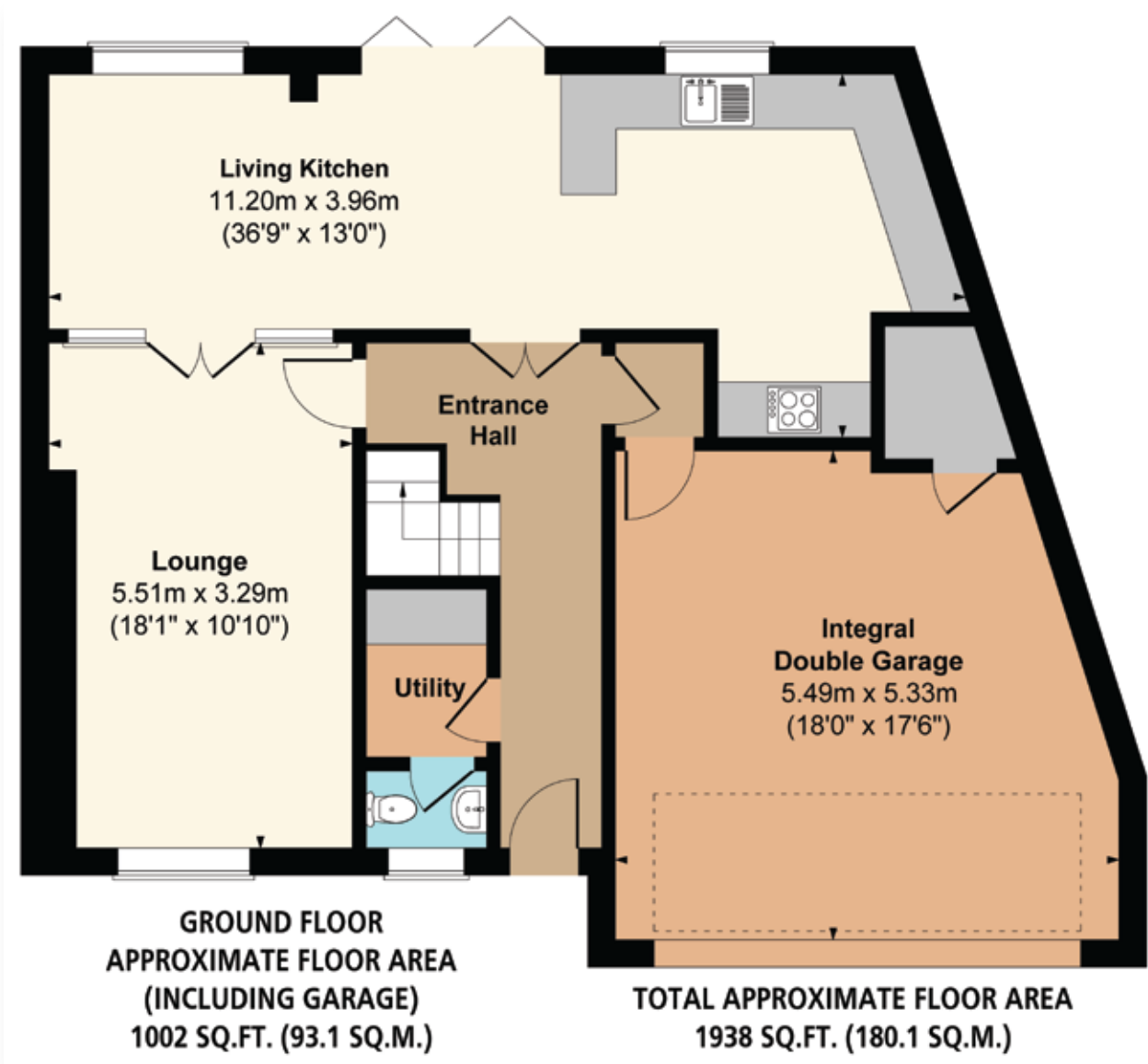
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A Well-Appointed, Modern
Family Bathroom Suite





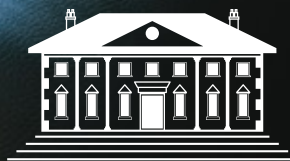
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens

A path leads from the front to a timber pedestrian gate, which opens to bin storage. The path continues to the left side of the property and has exterior lighting, an external power point and a water tap. A pedestrian gate opens to the rear.

To the rear, there is a small flagged patio which provides access to the living kitchen and has exterior lighting and external power points. Two steps rise to a continuation of the patio, which has an aluminium pergola with adjustable roof slats and side blinds. The garden is fully enclosed by timber fencing.





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: E

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

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is very 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.



102 Abbeydale Park Rise

Dore, Sheffield,

South Yorkshire, S17 3PF

Offers in the Region of £695,000