



Broadmeadows

New Road, Millthorpe



Blenheim
Park Estates



Exterior and Gardens

From New Road, wrought iron/composite wood electric gates with intercom operation open to Broadmeadows. A driveway flanked by gravelled borders, exterior lighting and mature shrubs leads to the front of the property where there is parking for several vehicles. Also having exterior lighting and access can be gained to the integral double garage, main entrance door and secondary entrance door. A stone flagged patio with an external power point provides access to the conservatory.

From the driveway, stepping stone paths lead to the front garden, which is mainly laid to lawn and has gravelled borders containing mature trees, shrubs and hedging to two sides.

An Outstanding Four Bedroomed
Detached Family Residence





Welcome to Broadmeadows

Welcome to Broadmeadows, an exquisite four bedroomed detached residence boasting bright accommodation and a versatile layout, all set across one floor. This wonderful home stands on a private, half of an acre plot in a charming hamlet within Holmesfield, with rolling countryside on the doorstep.



Broadmeadows has been extensively refurbished throughout by the current owners, resulting in contemporary living spaces, with the benefit of two entrances, providing great flexibility. Perfect for entertaining, dining and cooking, the outstanding dining kitchen incorporates a range of quality integrated appliances and an island that provides seating. There is also a fabulous lounge that is filled with natural light and a useful utility room with a WC.

All four of the bedrooms are generously proportioned, including a substantial principal bedroom suite, a further bedroom with an en-suite and two double bedrooms. The modern family bathroom is well-appointed and the secondary entrance hall offers scope for the creation of a partitioned room, perhaps for use as an office or playroom.

Broadmeadows is set back from New Road behind intercom operated gates and a driveway allows parking for multiple vehicles, along with an integral double garage. Sitting to the front and rear of the home are neatly manicured gardens, which are populated with established planting in defined borders. A stone flagged seating terrace provides a peaceful spot overlooking the garden and connects to the dining kitchen and principal bedroom suite.

Situated in the picturesque hamlet of Millthorpe in Holmesfield and on the edge of the Peak District National Park, Broadmeadows has convenient access to all of the local amenities of the village and Dronfield, including public houses, cafes, restaurants and shops. The property is also ideally located for anyone enjoying outdoor pursuits with excellent country walks to be enjoyed from the doorstep. There are good road links to Sheffield’s city centre and good railway links from Dronfield to Sheffield or Chesterfield, where onward journeys from Sheffield take you to London and Manchester.



Set Across One Floor, Broadmeadows Boasts a Versatile Layout and Contemporary Living Spaces that have been Finished to a Superb Standard

The property briefly comprises of on the ground floor: Entrance hall, integral double garage, dining kitchen, utility room, WC, lounge, comms cupboard, secondary entrance hall, family bathroom, bedroom 3, inner hallway, bedroom 4/study, principal bedroom, principal en-suite shower room, bedroom 2, bedroom 2 en-suite shower room and conservatory.

Ground Floor

A composite entrance door with double glazed obscured panels and a matching side panel opens to the:

Entrance Hall

Providing a warm welcome to the home with pendant light points, central heating radiator and tiled flooring. A composite door opens to the integral double garage and a wide opening leads to the dining kitchen. Oak doors open to the utility room and lounge.

Integral Double Garage

20’3 x 18’11 (6.17m x 5.77m)
Having an electric roller shutter door, light, power and a water tap. The garage also houses the Worcester boiler.

Dining Kitchen

21’10 x 18’5 (6.66m x 5.61m)
A bright, contemporary dining kitchen with a UPVC double glazed roof lantern, a rear facing UPVC double glazed window, recessed lighting, wall mounted light point, central heating radiator, TV/aerial/CAT 5 point and tiled flooring. There is a range of fitted base and wall units, incorporating a Silestone work surface, a matching upstand, under-counter lighting and an inset 1.5 bowl Clearwater stainless steel sink with a Perrin & Rowe chrome hot mixer tap. An island provides additional storage and has a matching Silestone work surface that extends to allow space for up to four chairs. The integrated appliances include a CDA three-ring induction hob with a concealed Luxair extractor fan above, a Neff Slide-and-Hide oven, an Indesit microwave oven, a warming drawer, two CDA dishwashers and a Bosch American style fridge/freezer. Double UPVC doors with double glazed panels open to the rear seating terrace.

Utility Room

A useful utility room with a rear facing UPVC double glazed window, pendant light point, two fully tiled walls, central heating radiator and tiled flooring. There is a range of fitted base and wall units, incorporating matching work surfaces and an inset 1.0 bowl sink with a chrome mixer tap. There is an integrated Lamona oven and space/provision for an automatic washing machine. An oak door opens to the WC.

WC

Having a rear facing UPVC double glazed obscured window, pendant

light point, central heating radiator and tiled flooring. A suite in white comprises of a low-level Roca WC and a wash hand basin with a chrome mixer tap, a tiled splash back and storage beneath.

Lounge

16’6 x 14’0 (5.02m x 4.26m)
A superb reception room that is bathed in natural light through a front facing UPVC double glazed window. Also having flush light points, a central heating radiator and a TV/aerial/CAT 5 point. The focal point of the room is the dual fuel burner with a marble mantel, surround and a granite hearth. Oak doors open to the comms cupboard and secondary entrance hall.

Comms Cupboard

Having a pendant light point and housing the comms equipment.

Secondary Entrance Hall

19’2 x 14’6 (5.84m x 4.42m)
Offering flexibility to use the layout in different ways, the secondary entrance hall has a side facing UPVC double glazed window, pendant light points and a central heating radiator. Oak doors open to the family bathroom and bedroom 3. An opening gives access to an inner hallway. Double composite doors with double glazed obscured panels open to the front of the property. Access can be gained by a retractable ladder to a loft space, which is 50% boarded, has light and power, and houses the insulated hot water tank.

Family Bathroom

A well-appointed, fully tiled family bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rails and a shaver point. There is a suite in white, which comprises of a low-level Roca WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having an inset bath with a chrome mixer tap. To one corner, is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3

12’2 x 12’2 (4.55m x 3.72m)
A lovely double bedroom overlooking the rear garden. Having rear and side facing UPVC double glazed windows, pendant light points, central heating radiator and a TV/aerial/CAT 5 point.

Inner Hallway

Having a pendant light point and oak doors opening to bedroom 4/study, principal bedroom and bedroom 2.

Bedroom 4/Study

11’2 x 10’10 (3.40m x 3.30m)
A good-sized bedroom currently used as a study. Having a front facing UPVC double glazed window, a flush light point, central heating radiator and a TV/aerial/CAT 5 point.

Dining Kitchen

21'10 x 18'5 (6.66m x 5.61m)

A bright, contemporary dining kitchen with a UPVC double glazed roof lantern, a rear facing UPVC double glazed window, recessed lighting, wall mounted light point, central heating radiator, TV/aerial/CAT 5 point and tiled flooring. There is a range of fitted base and wall units, incorporating a Silestone work surface, a matching upstand, under-counter lighting and an inset 1.5 bowl Clearwater stainless steel sink with a Perrin & Rowe chrome hot mixer tap. An island provides additional storage and has a matching Silestone work surface that extends to allow space for up to four chairs. The integrated appliances include a CDA three-ring induction hob with a concealed Luxair extractor fan above, a Neff Slide-and-Hide oven, an Indesit microwave oven, a warming drawer, two CDA dishwashers and a Bosch American style fridge/freezer. Double UPVC doors with double glazed panels open to the rear seating terrace.



A Fabulous Dining Kitchen,
Well-Equipped for Entertaining



Lounge

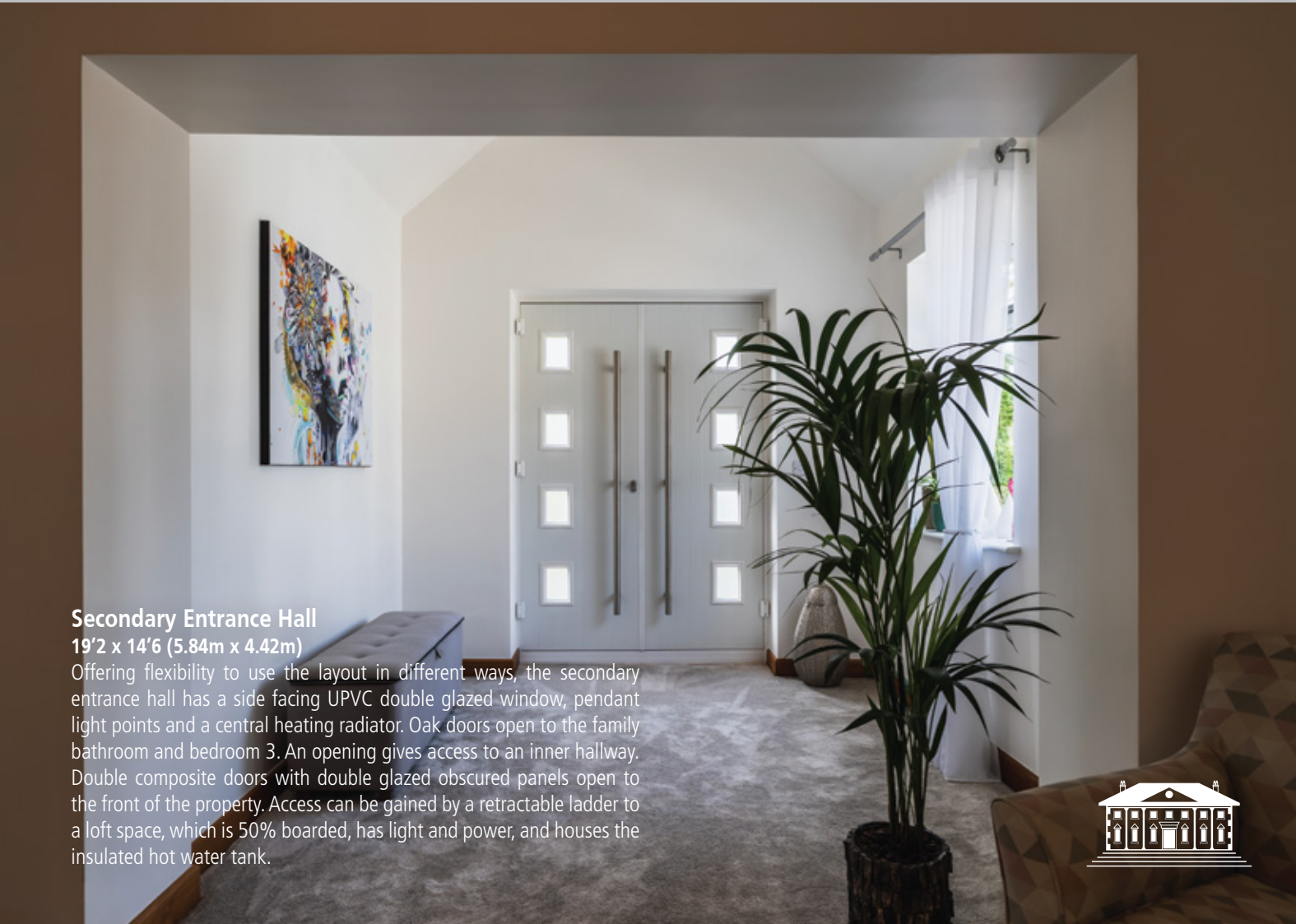
16'6 x 14'0 (5.02m x 4.26m)

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Utility Room
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Secondary Entrance Hall
19'2 x 14'6 (5.84m x 4.42m)
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Broadmeadows

Extensively Refurbished by the Current Owners and Offering Great Flexibility with Two Separate Entrances

Principal Bedroom
14'2 x 11'2 (4.33m x 3.40m)
A substantial principal bedroom with a rear facing UPVC double glazed window, side facing UPVC double glazed obscured windows and pendant light points. Also having a ceiling fan, central heating radiators and a TV/aerial/CAT 5 point. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. Double UPVC doors with double glazed panels open to the rear seating terrace. An oak door also opens to the principal en-suite shower room.

Principal En-Suite Shower Room
Having recessed lighting, an extractor fan, a chrome heated towel rail, an illuminated vanity mirror and tiled flooring. There is a suite in white, which comprises of a low-level Roca WC and a wash hand basin with a chrome mixer tap, a tiled splash back and storage beneath. To one corner, is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2
14'7 x 11'2 (4.45m x 3.40m)
Another spacious double bedroom suite with side facing UPVC double glazed obscured panels, pendant light point, central heating radiator and a TV/aerial/CAT 5 point. There is a range of fitted furniture, incorporating long hanging and shelving. An oak door opens to the bedroom 2 en-suite shower room. Double UPVC doors with double glazed panels open to the conservatory.

Bedroom 2 En-Suite Shower Room
Having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of a low-level Roca WC and a wash hand basin with a chrome mixer tap, a tiled splash back and storage beneath. To one wall, is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Conservatory
10'10 x 9'10 (3.30m x 3.00m)
A versatile space with a glazed roof lantern, front and side facing UPVC double glazed windows and a TV/aerial/CAT 5 point. Double UPVC doors with double glazed panels and matching panels above open to

the front of the property.

Exterior and Gardens
From New Road, wrought iron/composite wood electric gates with intercom operation open to Broadmeadows. A driveway flanked by gravelled borders, exterior lighting and mature shrubs leads to the front of the property where there is parking for several vehicles. Also having exterior lighting and access can be gained to the integral double garage, main entrance door and secondary entrance door. A stone flagged patio with an external power point provides access to the conservatory.

From the driveway, stepping stone paths lead to the front garden, which is mainly laid to lawn and has gravelled borders containing mature trees, shrubs and hedging to two sides.

To the left side of the property, a gravelled path with planted borders splits into two, both continuing to the rear. A stone flagged path follows the perimeter of the property and leads to a stone flagged seating terrace with exterior lighting, a water tap and an external power point. Access can be gained to the principal bedroom, dining kitchen and right side of the property.

To the right side of the property, is a stone flagged path which provides access to the oil store, housing the oil tank.

From the stone flagged seating terrace, two sets of stone steps rise to the garden.

One set rises to a stone flagged path that sits alongside the orchard and fruit and vegetable garden. There are fruit trees, a greenhouse, a storage shed and a raised wooden planter, ideal for growing vegetables.

The second set of steps rise to the lawned garden with various gravelled borders, incorporating mature trees, shrubs and flowers. Towards to the top of the garden, is a summerhouse and to one corner, another storage shed. The garden is fully enclosed by mature hedging, fencing and stone walling.

Summerhouse
9'6 x 7'7 (2.90m x 2.30m)
Having double timber doors with glazed panels and windows.



Principal Bedroom

14'2 x 11'2 (4.33m x 3.40m)

A substantial principal bedroom with a rear facing UPVC double glazed window, side facing UPVC double glazed obscured windows and pendant light points. Also having a ceiling fan, central heating radiators and a TV/aerial/CAT 5 point. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. Double UPVC doors with double glazed panels open to the rear seating terrace. An oak door also opens to the principal en-suite shower room.

Principal En-Suite Shower Room

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A Wonderfully Spacious
Principal Bedroom Suite





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Bedroom 2 En-Suite Shower Room

Having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of a low-level Roca WC and a wash hand basin with a chrome mixer tap, a tiled splash back and storage beneath. To one wall, is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



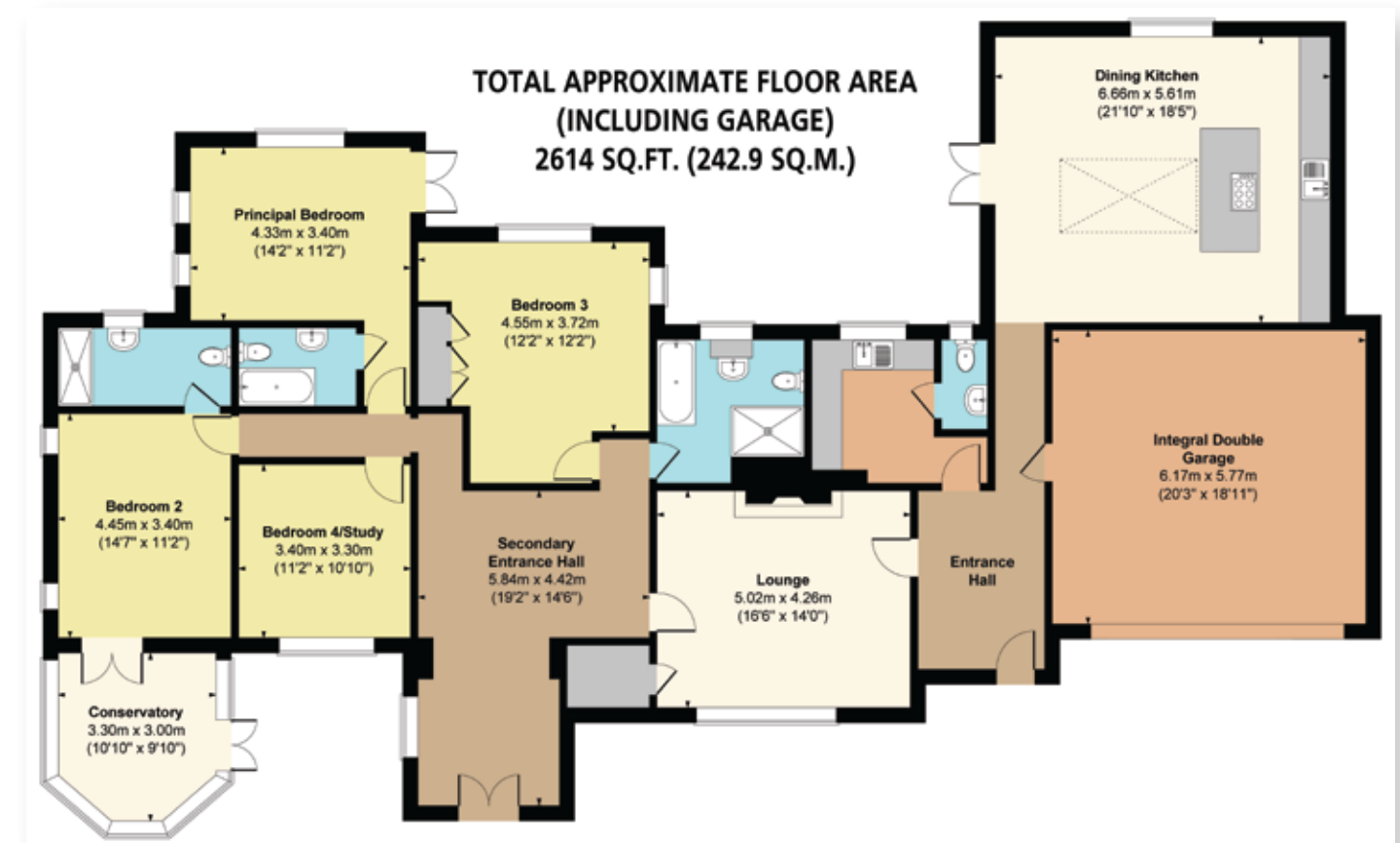
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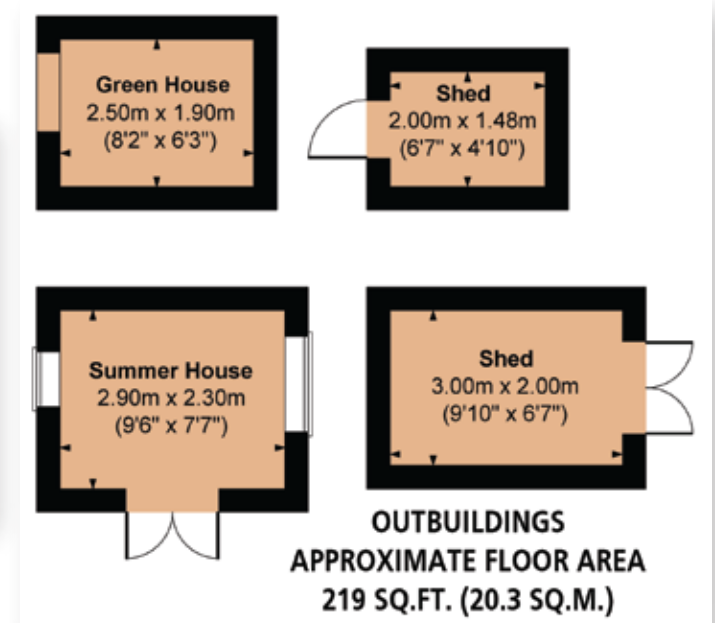




Floor Plans & EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		





Exterior and Gardens Continued

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Immaculately Maintained Gardens
and a Pleasant Stone Flagged Terrace







Positioned within a
Generous Half Acre Plot



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Oil, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is limited.

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.



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New Road, Millthorpe,

Holmesfield, Derbyshire S18 7WN

Offers in the Region of £850,000