

CONCEPT HOUSE



BLENHEIM



PEACEFULLY LOCATED IN A SOUGHT-AFTER DEVELOPMENT ONLY MOMENTS AWAY FROM THE PEAK DISTRICT.

Concept House is a five bedroomed detached residence that has been thoughtfully designed for modern family living and is offered for sale with no chain. This superb property sits behind a sliding electric gate with off-road parking and a detached double garage, offering exclusivity and an ideal option for a growing household.





Originally part of a major research project named ‘Project:LIFE’ by house builder, David Wilson Homes, Concept House was instrumental in influencing the developers design philosophy for family homes up and down the country.

The property was built in 2003 using split-level construction, resulting in a versatile layout that effortlessly accommodates different lifestyles. A particularly unique feature of the home is the glass floor on the landing, which allows light to cascade through the two upper floors and to the entrance hall below. Designed as a ‘home for the future’, Concept House is equipped with a variety of technologies, which have been added to by the current owners, and include a digital lighting system in most rooms, CAT7 data points throughout, a commercial fire system, multi-room audio and a Mechanical Ventilation with Heat Recovery (MVHR) system in the master en-suite.

Natural light fills every room, creating an uplifting, airy environment for family living. The open plan layout of the dining kitchen and adjacent lounge allows flexibility for all of the family to enjoy each space individually or as one. Within the dining kitchen, there are a range of integrated appliances by popular brands such as Neff and AEG, along with a breakfast island for casual dining. The importance of practicality has been factored into this home through a play room that is separate from the other main living spaces, plenty of storage cupboards, a boot room and a laundry chute across all four levels, which ends at the useful laundry room on the lower ground floor. There is also a superb cinema room that could be utilised for a variety of requirements.

The fabulous master suite is situated on the first floor, incorporating a walk-in wardrobe and a luxurious en-suite bathroom showcasing a sunken bath and a TileVision television. A door connects the master suite to the shower room, providing the flexibility for use as a primary bathroom or as part of the master bedroom. Also on this floor is a sizeable bedroom with the benefit of an en-suite shower room, a conservatory and the fifth bedroom containing a comms cupboard and pull-down bed. The remaining two bedrooms are located on the second floor, along with a bathroom.





LOUNGE

Enabling a seamless connection between the indoors and outdoors, four balconies are located to the rear elevation and boast wonderful views across parkland and towards the countryside beyond. Also to the rear is an enclosed garden that has been beautifully landscaped with intentionally designed spaces for entertaining, dining and leisure. An entertainment terrace is completed by a fantastic barbecue/bar area and a decorative water rill, and a further limestone flagged patio incorporates a cosy fire pit area with a u-shaped slate/split face tile bench.

The property is located in the sought-after area of Lodge Moor, on the cusp of open countryside and the Peak District. Accessible from Sandringham Place is the development's green space, which incorporates a children's playground and a recently resurfaced football/basketball court. Scenic walks through countryside, the Rivelin Valley and around Redmires and Rivelin Reservoirs can be easily enjoyed. Local amenities can be found in Fulwood and Ranmoor, including public houses, restaurants, shops and cafes. Transport connections allow convenient journeys to Sheffield's private and NHS hospitals, the University of Sheffield, Sheffield Hallam University and Sheffield city centre. By road, central Manchester is reachable in under 1 hour and 30 minutes.

The property briefly comprises of on the ground floor: Entrance hall, WC, boot room, plant cupboard, storage cupboard, playroom, lounge, inner hall, dining kitchen and rear balcony. Accessed externally is a detached double garage.

On the lower ground floor: Hallway, laundry room, store, cinema room and under-stairs storage room.

On the first floor: Landing, front balcony, bedroom 5, shower room, master bedroom, Juliet balcony, master walk-in wardrobe, master en-suite bathroom, conservatory, conservatory balcony, bedroom 2 and bedroom 2 en-suite shower room.

On the second floor: Landing, family bathroom, storage cupboard, bedroom 3, two walk-in wardrobes, bedroom 3 balcony, boiler room and bedroom 4.

GROUND FLOOR

A heavy timber door with matching double glazed obscured panels to the side and above opens to the entrance hall.

Entrance Hall

Welcoming you into the home, the focal feature of the entrance hall is the glazed floor above, looking up to the first and second floors and allowing light to fill the hall. The entrance hall also has recessed lighting and tiled flooring with under floor heating. A timber door opens to the laundry chute. Oak doors open to the WC, boot room and lounge. An obscured glazed sliding door opens to the playroom.

WC

Being fully tiled and having recessed lighting, an extractor fan, a circular chrome heated towel rail and under floor heating. A suite in white comprises a low-level WC and an Ideal Standard wall mounted wash hand basin with a chrome mixer tap.

Boot Room

9'6 x 6'2 (2.90m x 1.89m)

Having a front facing UPVC double glazed square bay window, recessed lighting and tiled flooring with under floor heating. Double timber doors open to the plant cupboard. Another timber door opens to a storage cupboard. A timber door with a double glazed obscured panel opens to the right side of the property.

Plant Cupboard

Having a flush light point and tiled flooring. The cupboard houses the under floor heating valves, and incoming water supply.

Storage Cupboard

Having a cloaks hanging rail and tiled flooring. This cupboard houses the 3-phase electrical panel.

Playroom

10'7 x 9'10 (3.23m x 3.00m)

Having a front facing UPVC double glazed square bay window, Phillips Hue recessed lighting, telephone point and under floor heating. There is a range of fitted furniture, incorporating a desk, drawers, shelving and cupboards. An obscured glazed door opens to the lounge.

Lounge

22'0 x 14'5 (6.70m x 4.40m)

A generously proportioned reception room showcasing a high ceiling and rear facing UPVC laminated double glazed floor-to-ceiling panels looking out into the garden. Also having a side facing UPVC double glazed obscured window, recessed lighting, built-in ceiling speakers, wall mounted light points, data points, TV/aerial/audio input/output points and timber effect flooring with under floor heating. The focal point of the room is the recessed Faber gas fire. Double UPVC doors with double glazed panels open to the rear of the property. Oak steps with stainless steel handrails rise to the dining kitchen.



REAR BALCONY



DINING KITCHEN



DINING KITCHEN

GROUND FLOOR CONTINUED

Dining Kitchen

20'8 x 21'4 (6.30m x 6.52m)

A bright, open plan dining kitchen with a side facing UPVC double glazed window, recessed lighting, flush light points, built-in ceiling speakers, wall mounted light points, data and audio connections, fold down TV with DVD player and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating a granite work surface, a matching splash back, under-counter and in-cabinet lighting and an inset Franke 1.5 bowl stainless steel sink with a Grohe 'touch activated' brushed chrome extendable mixer tap and an Insinkerator waste disposal unit. There is also an island with a work surface that extends to provide breakfast seating for multiple chairs. Appliances include a four-ring AEG induction hob with an AEG extractor hood above, a Neff fan assisted oven, a Neff microwave oven, an AEG coffee machine, a Neff dishwasher, a drinks fridge, a Bosch freezer and an AEG fridge. Bi-folding UPVC doors with laminated double glazed panels open to the rear balcony. A timber door with a double glazed obscured panel opens to the right side of the property. An obscured glazed sliding door opens to the inner hall.

Rear Balcony

Providing a peaceful spot to relax day or night, the balcony has a composite decked terrace, exterior lighting, speakers and is enclosed by stainless steel and glazed balustrading.

Inner Hall

Having recessed lighting and tiled flooring with under floor heating. An obscured glazed sliding door opens to the dining kitchen and tiled steps lead down to the entrance hall.

From the entrance hall, a staircase with a handrail and stair lighting leads down to the lower ground floor.

LOWER GROUND FLOOR

Combining functionality and leisure through a laundry room with a useful four-floor chute and fabulous cinema room.

Hallway

Having a recessed light point and tiled flooring with under floor heating. Doors open to the laundry room, cinema room and under-stairs storage room.

Laundry Room

12'6 x 10'10 (3.80m x 3.30m)

A functional laundry room and kitchenette. Having a side facing UPVC double glazed obscured window, extractor fan, recessed lighting and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, an integrated Siemens microwave and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is space/provision for an automatic washing machine and tumble dryer. Timber doors open to the laundry chute and cinema room. Double timber doors also open to a store.

Store

Having a fitted shelf and tiled flooring.

Cinema Room

20'8 x 10'6 (6.30m x 3.20m)

A fabulous cinema room with the provision for a projector and screen. Having recessed lighting, built-in ceiling speakers, wiring for a surround sound system, wall mounted lights, data and audio connections and under floor heating. To one wall, is a range of fitted furniture, incorporating LED lighting, shelving and drawers. A UPVC sliding door with double glazed panels opens to the lower seating terrace.

Under-Stairs Storage Room

Having recessed lighting and tiled flooring with under floor heating.

Ground Floor Continued

From the inner hall, a staircase with a hand rail and stair lighting rises to the first floor.



CINEMA ROOM



MASTER BEDROOM

FIRST FLOOR

Landing

Split over two half-levels, the landing has a feature pendant light point, a glass floor looking down to the entrance hall, recessed lighting and under floor heating. Oak doors open to bedroom 5, the shower room, the master bedroom and bedroom 2. A timber door opens to the laundry chute down to the laundry room. Double UPVC doors with double glazed panels and matching side panels open to the balcony. A UPVC door with a double glazed panel and matching side panels also opens to the conservatory.

Front Balcony

Having a timber decked terrace and being enclosed by stone walling, a stainless steel hand rail and glazed balustrading.

Bedroom 5

15'0 x 9'7 (4.57m x 2.92m)

Currently utilised as an office with a front facing UPVC double glazed window, flush light point, built-in ceiling speakers, data points and under floor heating. There is a range of fitted furniture, incorporating long hanging, shelving and a pull-down bed. Bedroom 5 houses the comms cupboard, which is where the data points and multi-room audio/video system are wired to.

Shower Room

Being fully tiled and having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, built-in ceiling speakers, circular chrome heated towel rail and under floor heating. The Delmonte suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there is plumbing and electrical wiring in situ for a shower or steam shower to be fitted. An oak staircase rises to a timber door, which opens to the master walk-in wardrobe.



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 5



BEDROOM 2 EN-SUITE SHOWER ROOM

FIRST FLOOR CONTINUED

Five generously proportioned bedrooms are arranged over two floors, allowing flexibility and plenty of room for a growing family.

Master Bedroom

15'0 x 14'6 (4.56m x 4.43m)

A spacious master bedroom with flush light points, built-in ceiling speakers, data points, audio input/output point and under floor heating. Within a range of fitted furniture, access is gained through sliding doors to the master walk-in wardrobe and master en-suite bathroom. Double UPVC doors with double glazed panels and matching side panels open to the Juliet balcony, which overlooks the garden and parkland beyond. A UPVC door with a double glazed panel opens to the conservatory.

Master Walk-in Wardrobe

6'3 x 6'3 (1.90m x 1.90m)

Having recessed lighting and under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. One of the cupboards houses a hot water cylinder. A timber door opens to the shower room.

Master En-Suite Bathroom

Being fully tiled and having a side facing UPVC double glazed obscured window, MVHR extractor fan, recessed lighting, built-in ceiling speakers, chrome heated towel rail, fitted vanity mirrors, wall mounted light points and under floor heating. There is a suite in white, which comprises a low-level WC, a bidet with a chrome mixer tap and a vanity unit, incorporating a tiled surface, two wash hand basins with chrome mixer taps, additional water taps and storage beneath. The focal feature of the en-suite is the sunken bath with a chrome mixer tap, a hand shower facility and a TileVision television. There is also a shower enclosure with a fitted shower column incorporating a shower, an additional hand shower facility, body jets and a glazed screen/door.

Conservatory

11'2 x 7'7 (3.40m x 2.30m)

Having a rear facing UPVC double glazed window, double glazed roof panels, wall mounted light point and timber effect flooring with under floor heating. A UPVC door with a double glazed panel and a matching side panel opens to

the conservatory balcony.

Conservatory Balcony

Enclosed by stone walling with a stainless steel hand rail, and having exterior lighting, an external power point and a water tap.

Bedroom 2

12'4 x 11'6 (3.76m x 3.50m)

Another generously-sized double bedroom with rear facing UPVC double glazed windows, side facing UPVC double glazed panels, flush light points, built-in ceiling speakers, data points, audio input/output point and under floor heating. There is a range of fitted furniture, incorporating short hanging. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having a side facing UPVC double glazed obscured window, an extractor fan, a chrome heated towel rail and under floor heating. There is a suite in white, which comprises a low-level WC and an Ideal Standard pedestal wash hand basin with a chrome mixer tap. To one corner, is a shower enclosure with a fitted shower column incorporating a shower, an additional hand shower facility, body jets and a glazed screen/door. .

From the first floor landing, the staircase with a hand rail and stair lighting continues to the second floor.





SHOWER ROOM



FIRST FLOOR LANDING



CONSERVATORY

SECOND FLOOR

Landing

Another split-level landing with electric/remote control Velux roof windows, rear facing UPVC double glazed panels, recessed lighting, flush light point and under floor heating. A timber door opens to the laundry chute down to the laundry room. Oak doors open to the family bathroom, storage cupboard, bedroom 3 and bedroom 4. Access can be gained to the loft space.

Family Bathroom

Being fully tiled and having an electric Velux roof window, flush light points, extractor fan, built-in ceiling speakers, chrome heated towel rail, shaver point and under floor heating. There is a suite in white, which comprises of a low-level WC, a wall mounted Ideal Standard wash hand basin with a chrome mixer tap and a bidet with a chrome mixer tap. Also having a panelled bath with a fitted shower, a chrome mixer tap and a glazed screen.

Storage Cupboard

5'1 x 4'10 (1.55m x 1.47m)

Having a recessed light point.

Bedroom 3

14'6 x 9'10 (4.43m x 3.00m)

Filled with natural light, this bedroom is ideal for guests, or older children. Having Phillips Hue flush light points, built-in ceiling speakers, Kalorik air conditioning unit, data points, audio input/output points and under floor heating. Two timber doors open to walk-in wardrobes 1 and 2. A timber door opens to the boiler room. A UPVC door with a double glazed panel and matching side panels with integrated windows opens to the bedroom 3 balcony.

Walk-in Wardrobe 1

Having a recessed light point, fitted long hanging rail with a shelf above.

Walk-in Wardrobe 2

Having a recessed light point, fitted long hanging rail with a shelf above and wire basket drawers.

Bedroom 3 Balcony

Having a timber decked terrace with exterior lighting and enjoying views towards countryside.

Boiler Room

15'1 x 6'7 (4.59m x 2.00m)

Housing the boiler and two hot water cylinders. This room also houses the lighting control panel.

Bedroom 4

16'1 x 12'6 (4.90m x 3.80m)

Another double bedroom with rear and side facing double glazed panels, double glazed roof panels, recessed lighting, Phillips Hue flush light points and built-in ceiling speakers. Also having a Kalorik air conditioning unit, data points, audio input/output points and under floor heating. There is range of fitted furniture, incorporating long hanging, shelving and a desk with drawers and obscured glazed cabinets.



BEDROOM 3 BALCONY VIEW

EXTERIOR & GARDENS

Outdoor living is made possible through well-designed garden areas, including a superb entertainment terrace, seating around a firepit and a low-maintenance lawn.

From Sandringham Place, a wrought iron sliding electric gate opens to Concept House. To the front, there is a block paved driveway providing parking for three vehicles with the benefit of a Tesla Gen3 wall mounted charger. The driveway also has exterior lighting and mature shrub borders. Access can be gained to the detached double garage.

Detached Double Garage

19'4 x 18'8 (5.90m x 3.70m)

Having an electric roller shutter door, light and power. A timber door with an obscured glazed panel opens to the right side of the property.

From the driveway, a path leads to the covered entrance porch with Philips Hue exterior lighting and a timber door opening to the entrance hall. The path continues to the right side of the property where there is exterior lighting and a water tap. Access can be gained to the detached double garage and boot room. A set of composite stairs with an stainless steel hand rail and glazed balustrading rises to provide access to the door into the dining kitchen, which has a glazed canopy above.

Steps with a planted border to one side lead down to a wrought iron pedestrian gate, which opens to the lower seating terrace at the rear of the property.

To the rear, there is a limestone flagged seating terrace with Philips Hue exterior lighting, an external power point and a raised stone planter with a mature palm tree and shrubs. Access can be gained to the cinema room. Beyond the terrace is a lawned garden with exterior Phillips Hue lighting, mature trees and an in-ground Salta trampoline. A limestone flagged path leads to a decorative water rill, with

three stepping stones over to the entertainment terrace.

Entertainment Terrace

An excellent terrace for hosting friends and family, with ample space for comfortable seating and dining. The terrace has Phillips Hue exterior lighting and a raised planted border with slate edging, a bench and ornamental plants. Sitting beneath a contemporary, angled structure is a barbecue/bar island, incorporating limestone surfaces, an inset 0.5 stainless steel sink with a chrome mixer tap and a Beef Eater barbecue. There is space/provision for under-counter appliances, and first-fix wiring is in situ to add additional lighting and power points to the canopy.

From the entertainment terrace, slate steps rise to a limestone flagged patio with Phillips Hue exterior lighting, external power points and a gas fire pit, complete with a u-shaped slate/split face tile bench that has mature planting around the perimeter. Access can be gained to the lounge. A timber pedestrian gate opens to the left side of the property where there is a flagged path.

Steps rise from the patio to the rear balcony where access can be gained to the dining kitchen.

The rear garden of Concept House is fully enclosed by timber fencing, creating excellent privacy and security to this family home.





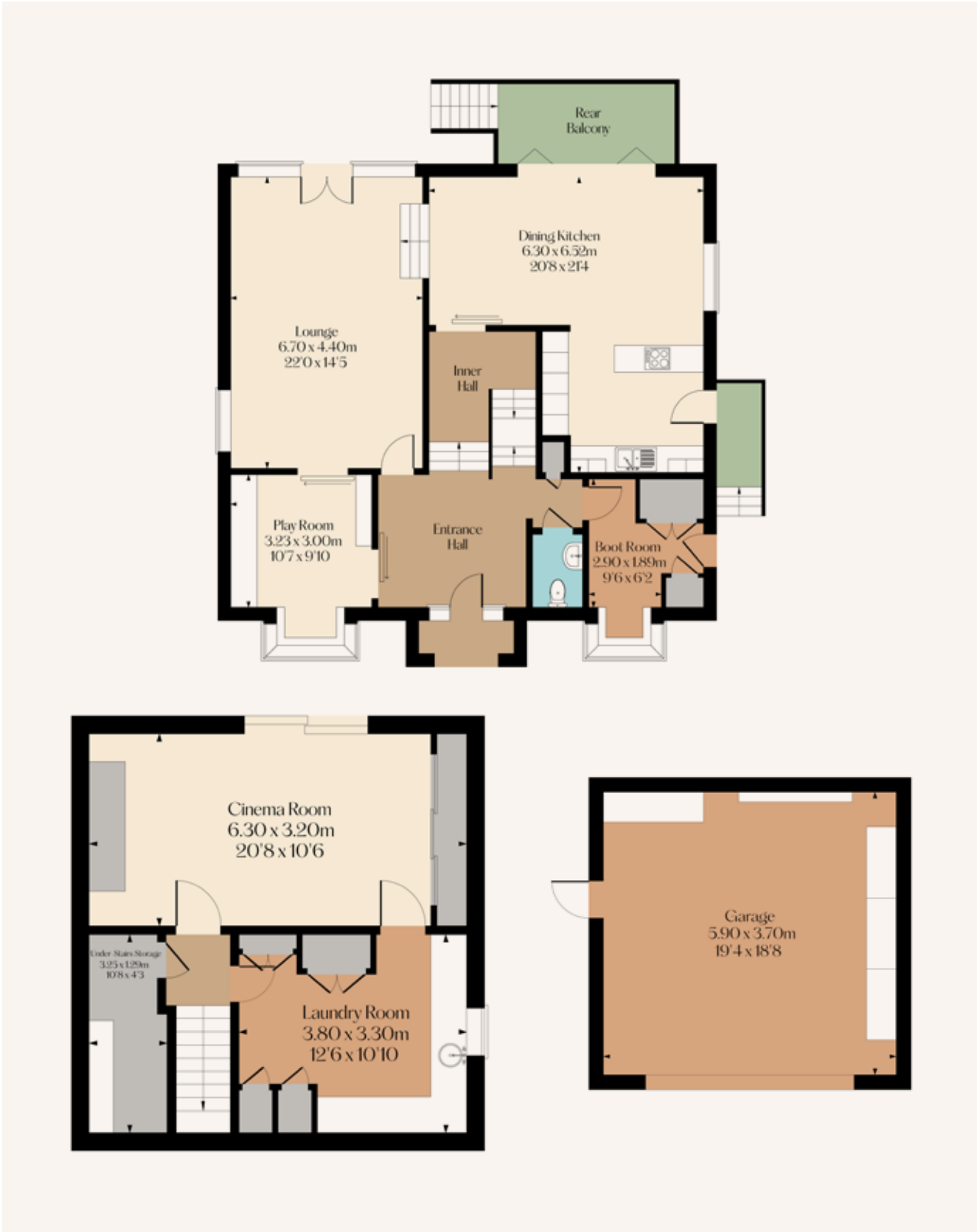


GROUND & LOWER FLOORS

Ground Floor & Garage Approximate Floor Area:
1187 SQ.FT. (110.3 SQ.M) / 362 SQ.FT. (33.6 SQ.M.)

Lower Ground Floor Approximate Floor Area:
450 SQ.FT. (41.8 SQ.M)

Total Approximate Floor Area:
3993 SQ.FT. (371 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
1159 SQ.FT. (107.7 SQ.M)

Second Floor Approximate Floor Area:
835 SQ.FT. (77.6 SQ.M)



BEDROOMS	BATHROOMS
5	4
LIVING ROOMS	SQFT
4	3,993
TENURE	COUNCIL TAX
Freehold	G

Service Charge

£180 per year paid to Lodge Moor Open Space Management Company for maintenance of all common spaces around the estate.

Services

Mains gas, 3-phase mains electric, mains water and mains drainage. The broadband is fibre to the premises and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves and Flood Risk

There are covenants and easements on the title. 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.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		
55–68	D	63	66
39–54	E		
21–38	F		
01–20	G		

CONCEPT HOUSE

10 Sandringham Place, Lodge Moor,
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Guide Price
£1,150,000 –
£1,200,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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