

# 189

# THE WHEEL



BLENHEIM



SITUATED ON A HIGHLY DESIRABLE ROAD AND PROVIDING A SUPERB OPPORTUNITY FOR A WIDE-VARIETY OF PURCHASERS, WELCOME TO 189 THE WHEEL.

*This gorgeous residence has been updated by the current owners and epitomises 21st-century, contemporary living. With four double bedrooms, five reception rooms and four bathrooms, this property is exceptionally spacious. The fabulous exterior includes off-road parking for multiple vehicles and a large rear garden with a decked seating terrace, two outdoor kitchens and a bar.*





Upon entering the home, you are greeted by a light-filled entrance hall.

On the ground floor are the main living areas, including an open-plan living space comprising the piano lounge, living room and kitchen, with bi-folding doors from the living room creating a seamless transition for indoor-outdoor living. In addition, there is a dining room, office, utility room, shower room and gym offering further living spaces. Alternatively, these rooms could be converted to an annexe with a separate entrance door, which would be ideal for housing an elderly relative or a teenager.

On the first floor are the bedrooms, including a grand master bedroom suite with an en-suite bathroom and three additional double bedrooms, with two sharing a Jack-and-Jill en-suite shower room. Externally, the property has off-road parking for multiple vehicles, a garage and to the rear is an incredible garden with a decked seating terrace, two outdoor kitchens, a swim/spa pool and an outdoor bar.

The property is located in Ecclesfield, which has a range of amenities, such as supermarkets, shops and local primary and secondary schooling. There are good public transport links including bus stops nearby and Chapeltown train station is close for connections to Sheffield, Huddersfield and Meadowhall. The M1 motorway network is easily accessible for journeys to Leeds, Nottingham and London, and Manchester is reachable in under 90 minutes via the Woodhead or Snake Pass.

**The property briefly comprises of on the ground floor:** Entrance hall, piano lounge, kitchen, pantry, living room, dining room, utility room, shower room, office and gym.

**On the first floor:** Landing, master en-suite bathroom, master bedroom, bedroom 2, family bathroom, bedroom 4, balcony, bedroom 3 and bedroom 2/3 Jack-and-Jill en-suite shower room.

**Outbuildings:** Garage, outdoor kitchen, bar and outdoor WC.

# GROUND FLOOR

*A composite door with obscured double glazed panels opens to the entrance hall.*

## Entrance Hall

Having side facing UPVC double glazed panel, pendant light point, central heating radiator and oak flooring. Oak doors open to the piano lounge and kitchen. Glazed doors open to the wine cellar.

## Piano Lounge

With a front facing UPVC double glazed window, pendant light point, central heating radiator and oak flooring. The focal point of the room is the log burner with a stone hearth.

## Kitchen

A stunning kitchen with a rear facing double glazed panel, pendant light point, recessed lighting, central heating radiator and underfloor heating. A range of fitted base/wall and drawer units incorporate a work surface with an inset 1.5 bowl sink and a chrome mixer tap. Appliances include a six-ring gas hob, extractor hood, Neff ovens, a steam oven, microwave, two full-height fridge/freezers, a wine cooler and a dishwasher. A separate central island has a matching work surface with the provision for three chairs. An opening gives access to the living room and an oak door opens to the dining room.

## Pantry

With light and cloaks hanging hooks.

## Living Room

Having recessed lighting and tiled flooring with underfloor heating. Aluminium bi-folding doors open to the rear decked seating terrace.

## Dining Room

13'1 x 12'11 (4.00m x 3.03m)

With a front facing UPVC double glazed window, pendant light point and a central heating radiator. The focal point of the room is the fireplace with a stone hearth.

## Utility Room

17'2 x 10'4 (5.24m x 3.16m)

A good-sized utility room with a side facing UPVC double glazed window, flush light point and central heating radiators. A range of fitted base and wall units incorporate a timber work surface and an inset 1.0 bowl sink with a chrome mixer tap. Appliances include a four-ring gas hob, extractor hood, an oven/grill, tumble dryer, washing machine and an under-counter fridge and freezer. A glazed obscured door opens to the shower room and an opening gives access to the office.

## Shower Room

Having a front facing UPVC double glazed obscured window, extractor fan and a central heating radiator. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed obscured screen. A door opens to a cupboard that houses the boiler and other household utilities.

## Office

With a coved ceiling, a pendant light point and fitted shelving. An opening gives access to the gym.

## Gym

27'5 x 19'0 (8.36m x 5.78m)

A fabulous gym with front and rear facing aluminium double glazed panels, pendant light points, recessed lighting and central heating radiators. Fitted furniture includes shelving and long hanging. Aluminium bi-folding doors open to the decked seating terrace.

From the entrance hall, a staircase with glazed balustrading rises to the first floor.







LIVING ROOM



PIANO LOUNGE



KITCHEN



KITCHEN



LIVING ROOM



DINING ROOM



SHOWER ROOM



UTILITY ROOM



GYM



# FIRST FLOOR

## Landing

With a Velux roof window, a front facing UPVC double glazed panel and a central heating radiator. Oak doors open to the master en-suite bathroom, bedroom 2, family bathroom and an opening gives access to the inner landing.

## Master En-Suite Bathroom

Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan and a central heating radiator. A suite comprises a low-level WC and two wash hand basins with chrome mixer taps and storage beneath. To one wall is a panelled bath with a chrome mixer tap and to one corner is a shower enclosure with a fitted shower.

## Master Bedroom

25'8 x 12'8 (7.83m x 3.86m)

A large double bedroom with a side facing UPVC double glazed window, flush light points and a central heating radiator. Fitted furniture includes long hanging and shelving. Aluminium bi-folding doors with double glazed panels open to the balcony.

## Balcony

31'11 x 5'3 (9.73m x 1.60m)

With exterior lighting and wooden decking. Access can be gained to the master bedroom and bedroom 4.

## Bedroom 2

13'1 x 11'10 (4.00m x 3.60m)

Another double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving. A glazed sliding door opens to the bedroom 2/3 Jack-and-Jill en-suite shower room.

## Family Bathroom

With a rear facing aluminium double glazed obscured window, flush light point, extractor fan and a central heating radiator. A suite comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed screen.

## Bedroom 4

13'11 x 11'8 (4.23m x 3.55m)

A further double bedroom with a pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving. An aluminium bi-folding door opens to the balcony.

## Bedroom 3

15'9 x 9'1 (4.80m x 2.76m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Glazed sliding doors open to fitted furniture and the bedroom 2/3 Jack-and-Jill en-suite shower room.

## Bedroom 2/3 Jack and Jill En-Suite Shower Room

With a front facing UPVC double glazed window, flush light point and a central heating radiator. A suite comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed screen.



LANDING



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2/3 EN-SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4

# EXTERIOR & GARDENS

From The Wheel, a sliding intercom operated gate opens to the driveway.

To the front of the property, there is exterior lighting. A cobbled driveway has parking for multiple vehicles and access can be gained to the main entrance door and garage.

## Garage

With two sets of double doors, lighting, power and a water tap.

Immediately to the rear of the property is a decked seating terrace with exterior lighting and external power. Access can be gained to the gym and lounge. Steps descend to the outdoor kitchen.

## Outdoor Kitchen

With a work surface and an inset 1.5 bowl sink with a chrome mixer tap. The kitchen is covered by a pergola.

Just beyond the seating terrace is a swim/spa pool.

A stone flagged path to continues to a large garden, mainly laid to lawn.

The garden continues to aluminium sliding doors with double glazed panels, opening to the bar.

## Bar

19'8 x 13'1 (6.00m x 4.00m)

With a side facing aluminium double glazed panel and pendant light points. There is a base unit with a work surface and an inset sink with a chrome mixer tap.

A path to the right-hand side of the bar continues to the outdoor WC.

## Outdoor WC

Having a low-level WC and a light.

Adjacent to the bar is a further seating area with an outdoor cooker and a sink with a chrome mixer tap.

The garden is fully enclosed.







# GROUND FLOOR

Ground Floor Approximate Floor Area:  
1757 SQ.FT. (163.2 SQ.M)

Total Approximate Floor Area (Including Garage):  
3254 SQ.FT. (302.3 SQ.M)



# FIRST FLOOR & BAR

First Floor Approximate Floor Area:  
1239 SQ.FT. (115.1 SQ.M)

Bar Approximate Floor Area:  
258 SQ.FT. (24.0 SQ.M)



BEDROOMS 4	BATHROOMS 3
LIVING ROOMS 4	SQFT 3,254
TENURE Freehold	COUNCIL TAX E

## Services

Mains gas, mains water, mains electricity and mains drainage. The broadband is fibre and the mobile signal quality is good.

## Rights of Access & Shared Access

None.

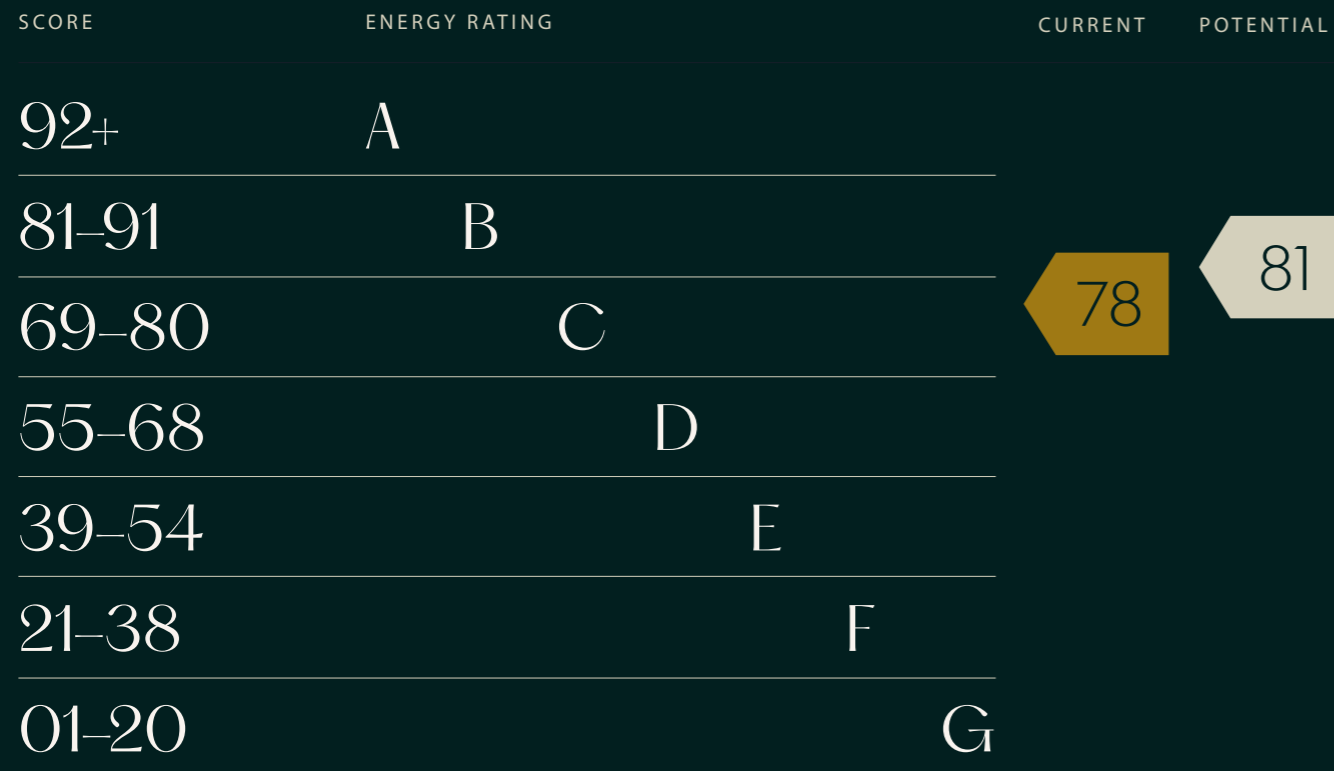
## Covenants, Easements, Wayleaves & Flood Risk

There is a covenant and the flood risk is very low.

## Other Information

All fixtures and fittings are included in the sale.

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.



# 189 THE WHEEL

Ecclesfield, Sheffield, South  
Yorkshire, S35 9ZA

Offers in Excess of  
£895,000

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

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*move* YOU

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