



**Lobelia Court, South Anston Sheffield S25 5HX**



**welcome to**

**Lobelia Court, South Anston Sheffield**

NOT TO BE OVERLOOKED....An imposing FIVE bedroom detached family home. Effectively EXTENDED to provide excellent and versatile living space which must be viewed to be fully appreciated. Located at the head of a cul de sac in this very popular and prestigious residential area.



### Entrance Porch

Composite front entrance door leads into the porch with double glazed windows and a built in storage cupboard. Glazed door opens into hallway.

### Entrance Hallway

A most inviting hallway featuring a solid English Oak floor, central heating radiator and walk in closet with a further radiator. From the hallway a door opens into the garage.

### Lounge

Elegant lounge featuring a large double glazed bow window overlooking the front garden. Two central heating radiators. Glazed double doors opens into the dining room.

### Dining Room

Impressive dining room with vaulted ceiling and double Velux window. Solid oak floor covering, central heating radiator, spotlights to the ceiling and double glazed windows to side and rear aspect.

### Internal Hallway

Leading off to the kitchen this is a very useful study/library area with floor to ceiling built in glass cabinets, base units and drawers.

### Kitchen

An impressive kitchen having a comprehensive range of bespoke hand crafted and hand painted solid oak units including a pull out larder and carousel unit. Black granite worktops and upstands to base cabinets. A granite topped central island and breakfast bar with inset sink and drainer and integrated dishwasher. Space for a large American style fridge freezer. The three oven Aga (with an additional double electric fan oven and gas hob) is the focal point of the kitchen and is available under separate negotiation. The kitchen is complimented with a solid oak floor, two central heating radiators and French doors out to the garden.

### Utility Room

Having a base unit with inset porcelain Belfast sink

and pink quartz worktop, plumbing for washing machine and space for tumble drier below. A floor to ceiling cupboard provides useful storage. Quarry tiling to the floor, spotlights to the ceiling and a side facing double glazed stable style door.

### Shower Room

Being fully tiled and featuring an electric shower, heated towel rail and Villeroy & Boch low flush WC and vanity sink inset to base unit. Spotlights to the ceiling.

### First Floor And Landing

Spindled Oak staircase and balustrade to the landing, airing cupboard and access to the loft with pull down ladder.

### En-Suite

Fitted with Villeroy & Boch hand wash basin and WC. corner shower enclosure, heated towel rail, spotlights to the ceiling, partial tiling to the walls and Amtico floor covering.

### Master Bedroom

A fabulous and spacious master bedroom with vaulted ceiling, double glazed window overlooking the rear garden and two Velux windows providing additional natural light, Track spotlights to the ceiling. A generous range of handcrafted floor to ceiling wardrobes and matching drawers for ample storage.

### Bedroom Two

Front facing room with double glazed window and central heating radiator.

### Bedroom Three

Having a double glazed window to side elevation and central heating radiator.

### Bedroom Four

Rear facing room with double glazed window and central heating radiator.

### Bedroom Five

Situated on the upper level floor this would make an ideal guest bedroom or office space. Featuring a front facing double glazed window and side Velux window. Spotlights to the ceiling and two central heating radiators.

### Family Bathroom

Located on the first floor and having a Villeroy & Boch panelled bath with shower over and glazed side screen, Villeroy & Boch low flush WC and vanity hand wash basin, heated towel rail, spotlights to the ceiling and partial tiling to the walls with fixed vanity mirror. Amtico floor covering.

### Exterior And Gardens

The front of the property boasts a generous garden laid to lawn with mature planted borders and a driveway for several vehicles. To the rear is a further lawned garden screened by a conifer hedging and having a paved patio area for garden furniture. Pathways to either side of the property, timber shed and external power socket. External lighting to the front, side and rear of the property.

### Integral Garage

With electrically controlled door, power and lighting, storage cupboards and an electric car charging point.



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welcome to

## Lobelia Court, South Anston Sheffield

- Impressive five bedroom detached family home
- Effectively extended to provide versatile living space
- Having bespoke, handcrafted kitchen and bedroom furniture
- Head of cul de sac with ample parking and garage
- VIEWING ESSENTIAL

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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