

12 OLD HAY GARDENS



BLENHEIM



COMING TO THE MARKET FOR
THE FIRST TIME IN 38 YEARS,
WELCOME TO 12 OLD HAY
GARDENS, A BEAUTIFUL FOUR/FIVE
BEDROOMED TREASURED HOME
SITUATED IN A HIGHLY SOUGHT-
AFTER AREA OF SHEFFIELD.

*The property presents an excellent opportunity for
further development and the living spaces are perfect
for a growing family. Furthermore, there is a stunning
rear garden featuring a pond with a water feature, and
the property has excellent access to the amenities of
Dore.*





The ground floor houses the main living areas, including a lounge that flows seamlessly into the dining room and a large kitchen.

A further living room/bedroom provides further space for hosting or entertaining, with a seating terrace overlooking the front of the property and countryside views. The first floor houses the master bedroom suite, three additional bedrooms and the family bathroom. Externally, to the front, there is off-road parking, pleasant green space and a double garage. To the rear is a beautiful garden with an array of plants and a pond with a water feature.

The property is ideally located within walking distance of the amenities of Dore, such as restaurants, public houses, shops and cafes. The property sits within the catchment area for a variety of highly regarded schools, many of which can be reached by walking from the home. Close by is Dore & Totley train station, providing rail links to Sheffield, popular Peak District locations and Manchester. Sheffield city centre and the Peak District National Park are reachable within a short drive.

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hall, WC, storage cupboard, inner hallway, kitchen, utility room, dining room, lounge, middle landing, living room/bedroom and seating terrace.

On the first floor: Landing, master bedroom, master en-suite bathroom, bedroom 4, bedroom 3/office, family bathroom and bedroom 2.

Outbuildings: Double garage.

GROUND FLOOR

A heavy timber door with a glazed panel opens to the entrance vestibule.

Entrance Vestibule

Having a wall mounted light point and a central heating radiator. Heavy timber double doors open to the entrance hall.

Entrance Hall

With a pendant light point with a decorative ceiling rose, wall mounted light point and a central heating radiator. A timber door opens to the WC and a storage cupboard. A staircase with a timber handrail rises to the inner hallway.

WC

With a front facing timber double glazed window, flush light point, tiled walls and a central heating radiator. A suite comprises a WC and a wash hand basin with a mixer tap.

Storage Cupboard

Having lighting and cloaks hanging hooks.

Inner Hallway

With a pendant light point. A timber door with a glazed obscured panel opens to the kitchen and an opening gives access to the dining room.

Kitchen

13'9 x 12'10 (4.20m x 3.92m)

A well-equipped kitchen with a rear facing timber double glazed window, pendant light point, recessed lighting and a central heating radiator. A range of fitted base/wall and drawer units incorporate a work surface with an inset 1.5 bowl sink with a mixer tap. Appliances include a four-ring gas hob, an extractor hood, an oven, a microwave and a built in dishwasher. A timber door with an obscured glazed panel opens to the utility room.

Utility Room

With a flush light point, tiled walls and a central heating radiator. There is a range of fitted base/wall and drawer units, incorporating a work surface and an inset 1.0 bowl sink with a mixer tap. There is a Bosch washing machine and a separate tumble dryer. A timber door with a double glazed panel opens to the rear of the property.

Dining Room

11'6 x 11'3 (3.50m x 3.42m)

Having a rear facing timber double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator. A timber door with a double glazed panel opens to the rear of the property.

Lounge

26'3 x 11'10 (8.00m x 3.60m)

A beautiful, light-filled lounge with a front facing timber double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator. The focal point of the room is the fireplace.

From the inner hallway, a staircase with a timber handrail rises to the middle landing.

Middle Landing

A timber door with an obscured glazed panel opens to the living room/bedroom.

Living Room/Bedroom

16'9 x 7'7 (5.10m x 2.30m)

A good-sized room with a coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light point and central heating radiators. The focal point of the room is the fireplace with a surround, mantel and hearth. Sliding UPVC doors with double glazed panels open to the seating terrace.

Seating Terrace

A beautiful seating terrace overlooking the front of the property with a wall mounted light point and timber/cast iron balustrading.

From the middle landing, a staircase with a timber handrail rises to the first floor.



KITCHEN



DINING ROOM



LOUNGE



LIVING ROOM/BEDROOM



LIVING ROOM/BEDROOM VIEW

FIRST FLOOR

Landing

Having a pendant light point with a decorative ceiling rose. Timber doors open to the master bedroom, bedroom 4, bedroom 3/office, family bathroom, bedroom 2 and a storage cupboard. Access can be gained to the loft.

Master Bedroom

15'0 x 12'2 (4.58m x 3.72m)

A double bedroom with a front facing timber double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator. Fitted furniture includes long hanging and shelving. A timber door opens to the master en-suite bathroom.

Master En-Suite Bathroom

Having a side facing obscured double glazed window, flush light point, recessed lighting, central heating radiator and a shaver point. A suite in white comprises a low-level WC, a bidet with a mixer tap and a wash hand basin with a mixer tap. To one wall is a panelled bath with a mixer tap and a fitted shower.

Bedroom 4

11'0 x 7'10 (3.35m x 2.40m)

With a rear facing timber double glazed window, coved ceiling, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving.

Bedroom 3/Office

7'8 x 6'5 (2.33m x 1.96m)

Having a rear facing timber double glazed window, coved ceiling, pendant light point and a central heating radiator.

Family Bathroom

With a rear facing timber obscured double glazed window, recessed lighting, tiled walls and a central heating radiator. A suite comprises a low-level WC and a wash hand basin with a mixer tap. To one wall is a bath with a mixer tap and two additional hand shower facilities.

Bedroom 2

12'10 x 10'10 (3.92m x 3.30m)

Having a rear facing timber double glazed window, coved ceiling, pendant light point and a central heating radiator. Fitted furniture includes long hanging and shelving.



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2

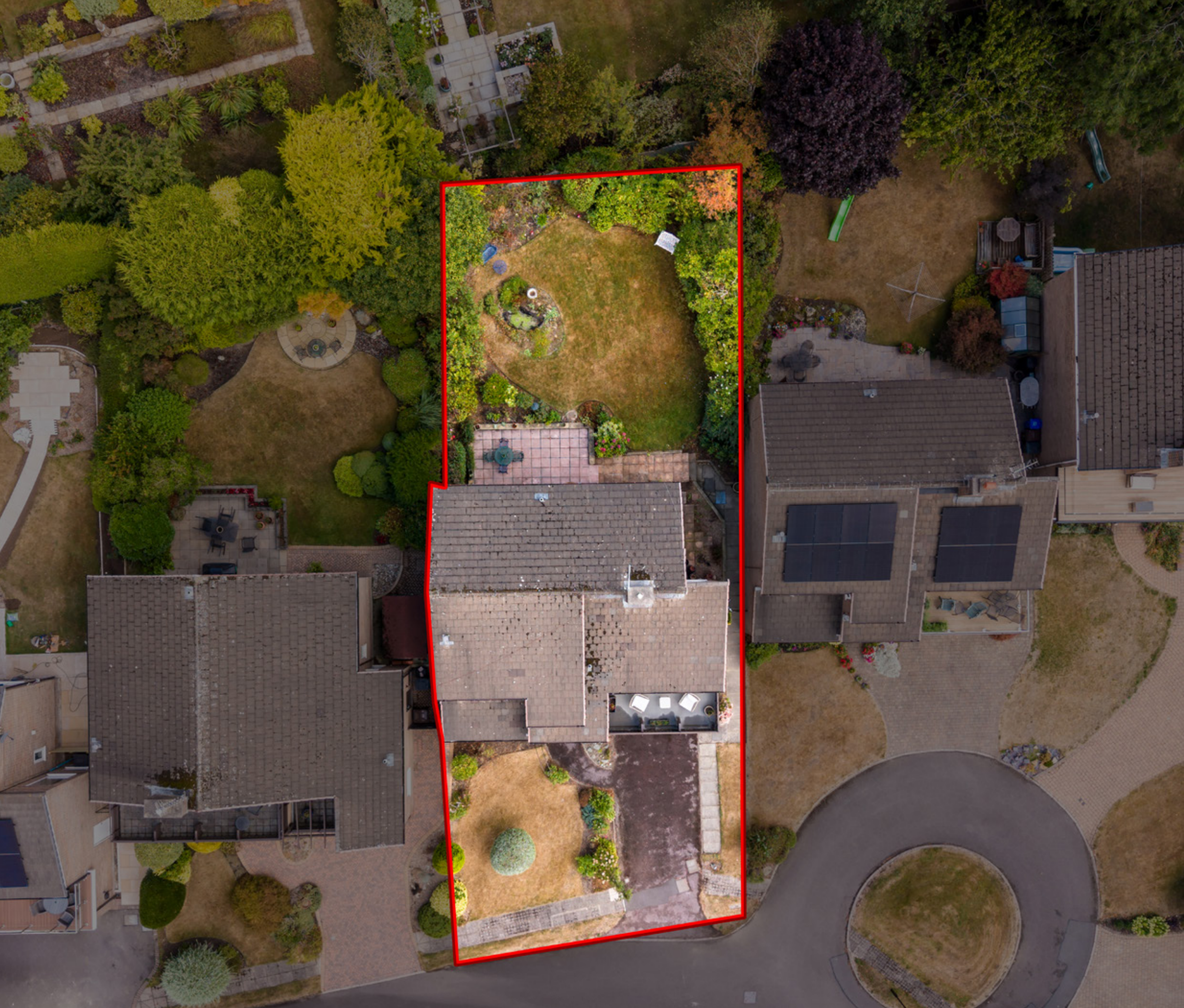


IMAGE FOR ILLUSTRATION PURPOSES ONLY

EXTERIOR & GARDENS

To the front of the property is a driveway with parking for two vehicles and exterior lighting. Access can be gained to the main entrance door.

To the rear of the property is exterior lighting, a water tap and a stone flagged patio. Access can be gained to the utility room.

Beyond the patio is a garden that is mainly laid to lawn, with an array of plants, hedging and a pond with a water feature. The garden is fully enclosed.

A stone flagged path continues down the right-side of the property. Access can be gained to the double garage.

Double Garage

20'0 x 16'1 (6.10m x 4.90m)

Having an up-and-over door, rear facing window, light, power and a water supply.



GROUND FLOOR

Ground Floor Approximate Floor Area:
866 SQ.FT. (80.5 SQ.M)

Double Garage Approximate Floor Area
321 SQ.FT. (29.8 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
981 SQ.FT. (91.1 SQ.M)

Total Approximate Floor Area:
2168 SQ.FT. (201.4 SQ.M)



BEDROOMS 4/5	BATHROOMS 2
LIVING ROOMS 2	SQFT 2,168
TENURE Freehold	COUNCIL TAX G

Service Charge

The service charge is £15 per month which covers maintenance of the road, grates and greenery.

Services

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

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Other

The heating system in the property has recently been upgraded.

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		75
55–68	D	61	
39–54	E		
21–38	F		
01–20	G		

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Dore, Sheffield,
South Yorkshire, S17 3HG

Offers in Excess of
£750,000

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

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