

1 MILLHOUSES COURT



BLENHEIM





A BEAUTIFUL FAMILY
RESIDENCE IN A
HIGHLY DESIRABLE
LOCATION

NESTLED WITHIN AN EXCLUSIVE
CUL-DE-SAC IN A HIGHLY
SOUGHT-AFTER RESIDENTIAL
AREA, 1 MILLHOUSES COURT
IS AN OUTSTANDING FIVE/
SIX BEDROOMED DETACHED
RESIDENCE.

*This beautiful home is well-suited for family living,
thanks to its generously proportioned accommodation,
plus an advantageous south-facing level garden, which
has been thoughtfully landscaped.*





1 Millhouses Court boasts versatile living spaces that extend over 4000 sq.ft, making it an ideal option for a growing family.

A large entrance hall provides a warm welcome and connects to a useful study, WC and the superb dining kitchen and formal dining room. The dining kitchen serves as the heart of the home, and incorporates a comprehensive range of fitted cabinetry by Hancock and Read, integrated Miele appliances and a central island. Three additional reception rooms; the sitting room, conservatory and family room, provide wonderful spaces for relaxing with family or hosting guests.

Located on the first floor, the master bedroom exudes luxury through its capacious layout, which includes extensive fitted furniture within the bedroom and dressing room, and a modern en-suite bathroom. There are another two well-proportioned bedroom suites with dressing areas, a sizeable double bedroom and a single bedroom. The fitted furniture within the bedrooms is by Hancock and Read with a hand-painted finish. A sleek family bathroom incorporates stylish tiling and fixtures, presenting a calming sanctuary. The sixth bedroom is currently utilised as a games room, but could easily be a sizeable bedroom with potential for the addition of an en-suite.

The property sits proudly behind wrought iron electric gates, which open to a block paved driveway that accommodates parking for several vehicles and access to an integral double garage. Within the rear garden is a sizeable seating terrace that is perfect for outdoor entertaining and alfresco dining. Complementing the space is a high-quality outdoor kitchen, complete with a Napoleon barbecue, a built-in ice chest and a sink with running mains water – offering everything required to host family and friends in style. Surrounding the lawned garden is a variety of established planting, and to one corner, a decorative pond with a water feature.

A wide selection of amenities are available in Millhouses, such as supermarkets, shops, restaurants and cafes. There is highly regarded independent and state schooling in the area, including Mylnhurst School, Dobcroft Infant and Junior School, Mercia School and Silverdale School. Millhouses Park and Ecclesall Woods are within walking distance. Additional amenities can be found on the vibrant Ecclesall Road, plus more outdoor spaces such as Endcliffe Park, Sheffield Botanical Gardens and Bingham Park. The Peak District and Sheffield city centre are a short drive or public transport journey away.

The property briefly comprises of on the ground floor: Entrance porch, entrance hall, study, store room, WC, cloaks cupboard, integral double garage with WC, dining kitchen, utility room, formal dining room, sitting room, conservatory and family room.

On the first floor: Landing, master dressing room, master en-suite bathroom, master bedroom, bedroom 2, bedroom 2 dressing room, bedroom 2 en-suite shower room, bedroom 3, bedroom 3 en-suite shower room, bedroom 4, family bathroom, bedroom 5 and bedroom 6/games room.



GROUND FLOOR

Double timber doors open to the entrance porch.

Entrance Porch

Having front and side facing timber double glazed windows, flush light point, central heating radiator and tiled flooring. A timber door with obscured glazed panels opens to the entrance hall.

Entrance Hall

A sizeable entrance hall providing a warm welcome. Having front facing timber double glazed obscured windows, a side facing timber double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points, dado rail, central heating radiators and a telephone point. Timber doors open to the study, WC, dining kitchen and integral double garage. Double timber doors also open to a cloaks cupboard. A wide opening with decorative pillars leads into the formal dining room.

Study

8'9 x 6'1 (2.67m x 1.85m)

Having a front facing timber double glazed window, coved ceiling, recessed lighting, central heating radiator and a telephone point. A range of fitted furniture incorporates shelving, drawers, cupboards, filing cabinet and a desk. A timber door opens to a store room.

Store Room

Having a flush light point and providing ample storage.

WC

Having a coved ceiling, recessed lighting, extractor fan, wall mounted light points and a heated towel rail. A suite in white comprises a low-level WC and a Roca wash hand basin with a mixer tap and storage beneath.

Cloaks Cupboard

Having a pendant light point, cloaks hanging and shelving.

Integral Double Garage

20'8 x 18'4 (6.30m x 5.58m)

Having a Zap Premier sectional PU garage door operated electrically by an inside switch or remote control, side facing timber double glazed obscured window, light, power and a water tap. The garage houses the ATAG boiler. Timber doors open to a WC and to the left side of the property.

WC

Having a flush light point, extractor fan, partially tiled walls and a central heating radiator. A suite comprises a low-level WC and a wall mounted wash hand basin with traditional chrome taps.



ENTRANCE HALL



STUDY



DINING KITCHEN

GROUND FLOOR CONTINUED

From the entrance hall, a timber door opens to the:

Dining Kitchen

23'11 x 12'7 (7.30m x 3.84m)

A bright and spacious dining kitchen with a side facing timber double glazed window, coved ceiling, recessed lighting, pendant light point, wall mounted light points, central heating radiators and Amtico flooring. A range of Hancock and Read fitted base/wall and drawer units incorporate granite work surfaces, upstands, tiled splashbacks, under and over-counter lighting and an inset Franke 1.5 bowl sink with a chrome mixer tap. A central island provides additional storage and has a matching granite work surface. Within the dining area is fitted cabinetry, which includes illuminated glazed display cabinets, shelving, cupboards and drawers. The integrated appliances are by Miele and include a four-ring induction hob with an AEG extractor fan above, a fan assisted oven, a steam oven, a warming drawer and a dishwasher. There is space/provision for an American style fridge/freezer. Timber doors open to the utility room and formal dining room. Double timber doors with glazed panels also open to the family room.

Utility Room

Having a side facing timber double glazed window, recessed lighting, central heating radiator and Amtico flooring. A range of Hancock and Read fitted base/wall and drawer units incorporate work surfaces, upstands, tiled splashbacks, under-counter lighting and an inset 1.0 bowl sink with a Blanco mixer tap. There is space/provision for a washing machine and a tumble dryer. A timber door with a double glazed obscured panel opens to the left side of the property.

Formal Dining Room

18'1 x 13'9 (5.50m x 4.20m)

A superb dining room with a rear facing timber double glazed window, coved ceiling, pendant light points with decorative ceiling roses, wall mounted light points, dado rail, central heating radiators and a TV/aerial point. Double timber doors with glazed panels open to the sitting room and conservatory.

Sitting Room

22'10 x 14'9 (6.96m x 4.50m)

A wonderful reception room with a rear facing timber double glazed window, coved ceiling, pendant light points with decorative ceiling roses, recessed lighting, wall mounted light points, central heating radiators, telephone point and TV/aerial points. The focal point of the room is the coal effect gas fire with a decorative mantel and a marble surround/hearth. Double timber doors with glazed panels open to the conservatory.

Conservatory

17'5 x 11'10 (5.32m x 3.60m)

A light and airy conservatory with a timber double glazed roof lantern, rear facing timber double glazed windows, pendant light point, wall mounted light points, Haier air conditioning unit and tiled flooring with under floor heating. Double timber doors with glazed panels open to the family room. Double timber doors with double glazed panels also open to the rear of the property.

Family Room

15'9 x 12'2 (4.79m x 3.70m)

Another well-proportioned reception room with a coved ceiling, recessed lighting, TV/aerial points, recessed arch with shelving, telephone point and Amtico flooring with under floor heating. Double timber doors with double glazed panels and matching side panels open to the rear of the property.

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



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM



FORMAL DINING ROOM



SITTING ROOM



FORMAL DINING ROOM



SITTING ROOM



FAMILY ROOM



SITTING ROOM



CONSERVATORY



CONSERVATORY

FIRST FLOOR

Landing

Having a side facing timber double glazed arched panel, coved ceiling, pendant light point with a decorative ceiling rose, recessed lighting, dado rail and a decorative archway. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, family bathroom, bedroom 5 and bedroom 6/games room. Access can also be gained to a loft space.

Master Bedroom Suite

A luxurious master suite offering a stylish retreat.

Master Dressing Room

Well-appointed with a range of hand-painted fitted furniture, which incorporates short hanging and shelving. The dressing room has a coved ceiling, recessed lighting, wall mounted light point and an electric heated towel rail. A timber door opens to the master en-suite bathroom. A wide archway leads into the master bedroom.

Master En–Suite Bathroom

A modern en-suite bathroom with a side facing timber double glazed obscured window, recessed lighting, extractor fan, two illuminated vanity mirrors, partially tiled walls, central heating radiator, recessed illuminated shelving, heated towel rail and tiled flooring. A suite in white comprises a Geberit low-level WC and a wash hand basin with a chrome mixer tap. To one wall is an inset Airbath spa bath with a chrome mixer tap. To one corner is a shower enclosure with a fitted Vado shower, recessed illuminated shelves and a glazed screen/door.

Master Bedroom

14’10 x 12’2 (4.52m x 3.71m)

A spacious master bedroom with side and rear facing timber double glazed windows, coved ceiling, recessed lighting, central heating radiator and a TV/aerial point. A range of hand-painted fitted furniture incorporates short/ long hanging, shelving, drawers, two bedside cabinets and a vanity table.

Bedroom 2

19’0 x 9’6 (5.79m x 2.90m)

Another sizeable bedroom suite with a front facing timber double glazed window and window seat beneath, coved ceiling, recessed lighting, central heating radiator, telephone point and a TV/aerial point. A range of hand-painted fitted furniture by Hancock and Read incorporates shelving and mirrored wardrobe doors. An archway leads into the bedroom 2 dressing room.

Bedroom 2 Dressing Room

Having a front facing timber double glazed window, coved ceiling, recessed lighting and a central heating radiator. A range of hand-painted fitted furniture by Hancock and Read incorporates short/long 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 front facing timber double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, illuminated vanity mirror and a shaver point. A suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted Vado shower, two recessed illuminated shelves and a glazed screen/door.



MASTER EN-SUITE BATHROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER DRESSING ROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 2 DRESSING ROOM



BEDROOM 4

FIRST FLOOR CONTINUED

Bedroom 3

23'1 x 15'9 (7.04m x 4.80m)

A large bedroom suite with a rear facing timber double glazed window, coved ceiling, recessed lighting, central heating radiators, telephone point and TV/aerial points. A range of hand-painted fitted furniture by Hancock and Read incorporates long hanging, shelving, drawers and a desk. A timber door opens to the bedroom 3 en-suite shower room.

Bedroom 3 En-Suite Shower Room

Being fully tiled and having a side facing timber double glazed obscured window, coved ceiling, recessed lighting, extractor fan, central heating radiator, fitted vanity mirror and a shaver point. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap 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.

Bedroom 4

18'3 x 9'10 (5.56m x 3.00m)

Having a rear facing timber double glazed window, coved ceiling, recessed lighting, central heating radiator and a TV/ aerial point. A range of hand-painted fitted furniture by Hancock and Read incorporates short/long hanging and shelving.

Family Bathroom

A contemporary family bathroom with a side facing timber double glazed obscured window, recessed lighting, partially tiled walls, central heating radiator, illuminated vanity mirror, two recessed tiled shelves, shaver point and tiled flooring with feature lighting. A suite in white comprises a Roca low-level WC and a Crosswater wall mounted wash hand basin with a Watersmith chrome mixer tap and storage beneath. Also having a freestanding roll-top bath with a chrome mixer tap. To one corner is a shower enclosure with a fitted Mira shower, two recessed illuminated shelves and a glazed screen/door.

Bedroom 5

9'3 x 8'5 (2.83m x 2.56m)

Having a side facing timber double glazed window, flush light point and a central heating radiator. Double timber doors open to a linen cupboard with shelving and housing the Oso hot water cylinder.

Bedroom 6/Games Room

22'6 x 20'4 (6.86m x 6.21m)

Currently used as a games room but could easily be a large sixth bedroom. Having a side facing timber double glazed window, recessed lighting, feature LED lighting, central heating radiators and TV/aerial points. A range of hand-painted fitted furniture by Hancock and Read incorporates shelving, drawers, cupboards and a desk.



BEDROOM 3



BEDROOM 3 EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 6/GAMES ROOM



FAMILY BATHROOM



LANDING

EXTERIOR & GARDENS

From Millhouses Court, wrought iron electric gates set between brick pillars open to the front of the property. A block paved driveway provides parking for multiple vehicles and has exterior lighting, external power points and planted borders with mature trees and shrubs. Access can be gained to the main entrance door and integral double garage.

A path leads to an area where there is space for a shed, and continues along the left side of the property with exterior lighting, a water tap, two raised planting beds and a planted border with shrubs. Access can be gained to the integral double garage and utility room. The path continues to the rear.

To the rear of the property, a pleasant terrace provides ample room for comfortable seating and incorporates an outdoor kitchen, complete with a Dekton work surface, a

Bull Outdoor inset ice chest, an inset sink with a chrome mixer tap, Napoleon barbecue, storage and space/provision for a drinks fridge. The terrace also has exterior lighting, external power points and access can be gained to the sitting room and conservatory.

Beyond the terrace is a level garden that is mainly laid to lawn, which contains a water feature and established borders with trees, shrubs, flowers and feature lighting. To one corner is a rockery with a pond and water feature. The garden is fully enclosed by mature hedging and fencing, and walled along the Millhouses Court side, maintaining great privacy and security to this wonderful family residence.

From the terrace, a path with exterior lighting, an external power point and a planted border leads down the right side of the property and back to the front.



OUTDOOR KITCHEN





OUTDOOR KITCHEN



GROUND FLOOR

Ground Floor Approximate Floor Area:
2012 SQ.FT. (186.9 SQ.M)

Garage Approximate Floor Area:
378 SQ.FT. (35.1 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
2049 SQ.FT. (190.4 SQ.M)

Total Approximate Floor Area:
4061 SQ.FT. (377.3 SQ.M)



BEDROOMS 5/6	BATHROOMS 4
LIVING ROOMS 5	SQFT 4,061
TENURE Freehold	COUNCIL TAX G

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	70	74
55–68	D		
39–54	E		
21–38	F		
01–20	G		

Services

Mains gas, mains electricity, mains water and mains drainage, with an automatic system with a tank set beneath the driveway that collects the house drainage water and sewage, and pumps it up to the level of Millhouses Court. There is broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

The ownership of the private road (Millhouses Court) is shared between house numbers 1 and 3. No 2 has a right of access.

Covenants, Easements, Wayleaves

There are covenants. The property is subject to rights and easements in relation to drainage and services. There are no wayleaves. 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.

1 MILLHOUSES COURT

Sheffield, South Yorkshire, S11 9HZ

Guide Price
£1,500,000 –
£1,600,000

Viewing strictly by appointment with
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