60 MARLBOROUGH ROAD



BLENHEIM





STYLISH FAMILY LIVING IN ONE OF SHEFFIELD'S MOST DESIRABLE AREAS

60 MARLBOROUGH ROAD STANDS PROUDLY IN AN ENVIABLE, CORNER POSITION WITHIN A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA.

This substantial semi-detached family home boasts five bedrooms, including a stunning master suite that spans the entirety of the second floor. Combining Victorian charm and local convenience, this fabulous home is ideal for a growing family.





MASTER LOUNGE

Enveloping the property is an established urban garden, filled with an array of trees, shrubs and flowers to create a beautiful oasis amongst city living.

Welcoming you into the home is the entrance hall, which connects to the main living areas. A dual-aspect lounge showcases two large bay-windows, allowing an abundance of natural light into this spacious reception room. The dining room is also generously proportioned, making it perfect for enjoying family meals or entertaining guests. A hint of country charm is found in the breakfast kitchen, with its wooden cabinetry and focal-point two-oven Aga. Superb functionality is offered by a large utility room, which also incorporates a shower room.

The first floor is home to four extremely well-proportioned bedrooms, presenting ample room for family living. The hidden gem of the home is undoubtedly the master suite. Thoughtfully designed to imitate a luxury hotel room, this suite has everything you could need, including a stylish lounge, an exceptionally spacious bedroom, a refined dressing room and an impressive en-suite bathroom featuring a freestanding slipper bath.

The property is ideally located for a host of amenities within Broomhill, such as shops, restaurants, bars, cafes and public houses. The vibrant Ecclesall Road is a stone's throw away and offers additional conveniences. The area is well connected by public transport, including frequent bus routes and Sheffield Supertram from Netherthorpe Road. There is a range of highly regarded state and private schooling within the surrounding areas, and Sheffield's two universities are reachable within a short walk or car journey. Sheffield's City centre and NHS and private hospitals are also walkable. Plenty of outdoor spaces provide city escapes, such as Crookes Valley Park, Weston Park, Sheffield Botanical Gardens and Endcliffe Park.

The property briefly comprises of on the ground floor: Entrance hall, lounge, dining room, breakfast kitchen, utility room, shower room and pantry. Accessed externally is a store with a WC.

On the first floor: Landing, bedroom 2, cylinder store, bedroom 3, bedroom 4, bedroom 5 and family bathroom.

On the second floor: Landing, master bedroom, master lounge, master dressing room and master en-suite bathroom.

Basement level: Cellar 1 and cellar 2.



GROUND FLOOR

A timber door with an obscured glazed panel and an obscured glazed panel above opens to the entrance hall.

Entrance Hall

A warm welcome awaits in the entrance hall, which has a coved ceiling, an internal timber glazed panel, pendant light point, dado rail, central heating radiator and deep skirtings. Openings give access to the lounge, dining room, breakfast kitchen and utility room.

Lounge

18'11 x 18'4 (5.78m x 5.60m)

A beautiful reception room with front and side facing timber glazed bay windows with sash windows and secondary glazing. Also having a coved ceiling, ceiling fan/light, picture rail, built-in glazed cabinet with shelving, central heating radiator and deep skirtings. The focal point of the room is the cast iron fireplace with a timber mantel and a tiled hearth.

Dining Room

18'3 x 12'4 (5.56m x 3.76m)

A wonderful dining room with a front facing timber glazed bay window with sash windows and secondary glazing. Also having a ceiling with coving and decorative mouldings, pendant light point, picture rail, central heating radiator, deep skirtings and original dark wood flooring. The focal point of the room is the cast iron fireplace with a decorative mantel and a tiled surround/hearth.

Breakfast Kitchen

13'7 x 12'8 (4.13m x 3.86m)

A rustic, country-style kitchen with a side facing timber glazed sash window with secondary glazing, coved ceiling, pendant light point with a decorative ceiling rose, picture rail and deep skirtings. A range of fitted base and drawer units incorporate a work surface, tiled splashbacks and an inset 2.0 bowl stainless steel sink with a chrome mixer tap. The main cooking appliance and heat source is the two-oven Aga with two hot plates. There is space/provision for an under-counter fridge and a separate freestanding fridge/freezer.

Utility Room

A brilliant, functional room incorporating a pendant light point with a decorative ceiling rose and side facing timber glazed internal panels. A fitted base unit and work surface incorporate an inset 1.0 bowl stainless steel sink with traditional chrome taps and a tiled splashback. There is space/provision for a washing machine and a tumble dryer. Two, tall built-in cupboards contain shelving and the utility room also houses the boiler. Timber doors open to the shower room and pantry. A timber door with obscured glazed panels and a glazed panel above opens to the right side of the property.

Shower Room

Having a side facing timber obscured glazed sash window with secondary glazing, pendant light point, extractor fan and a central heating radiator. An Armitage Shanks suite comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps and a tiled splashback. To one corner is a shower enclosure with a HeatStore electric shower.

Pantry

Having fitted shelving. A timber door opens to a stone staircase, which leads down to the basement level.



ENTRANCE HALL

LOUNGE







DINING ROOM



DINING ROOM



DINING ROOM



DINING ROOM



SHOWER ROOM



BREAKFAST KITCHEN


LEON




T2
DIRTEA
DIRTEA

BASEMENT LEVEL & FIRST FLOOR

Basement Level

Cellar 1

13'5 x 13'1 (4.10m x 4.00m)

Having light and stone flagged flooring. An opening leads into cellar 2.

Cellar 2

13'1 x 11'9 (4.00m x 3.57m)

Having light and stone flagged flooring.

Ground Floor Continued

From the entrance hall, a staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

Having a pendant light point, central heating radiator and deep skirtings. Timber doors open to bedroom 2, bedroom 3, bedroom 4 and bedroom 5. A timber door with a glazed panel opens to the family bathroom.

Bedroom 2

17'2 x 13'5 (5.22m x 4.10m)

A large bedroom with a side facing timber glazed sash window with secondary glazing, pendant light point, central heating radiator and deep skirtings. The focal point of the room is the decorative cast iron fireplace. A timber door opens to the cylinder store.

Cylinder Store

Housing the Gledhill hot water cylinder.

Bedroom 3

17'2 x 12'6 (5.22m x 3.80m)

Another extremely well-proportioned bedroom with front facing timber glazed sash windows and secondary glazing, coved ceiling, pendant light point, picture rail, central heating radiator and deep skirtings.

Bedroom 4

15'8 x 13'5 (4.78m x 4.10m)

A bright dual aspect bedroom with front and side facing timber glazed sash windows with secondary glazing, coved ceiling, pendant light point, useful built-in cupboard, central heating radiator and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a mantel.

Bedroom 5

13'5 x 11'10 (4.10m x 3.60m)

Having side facing timber glazed sash windows with secondary glazing, coved ceiling, pendant light point, picture rail, central heating radiator and deep skirtings. The focal point of the room is the decorative cast iron fireplace.

Family Bathroom

A retro bathroom with a front facing timber glazed sash window (partially obscured) with secondary glazing, pendant light point, partially tiled walls and a central heating radiator. A suite comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a panelled bath with traditional chrome taps.

From the landing, the staircase continues to the second floor.



BEDROOM 4



BEDROOM 2



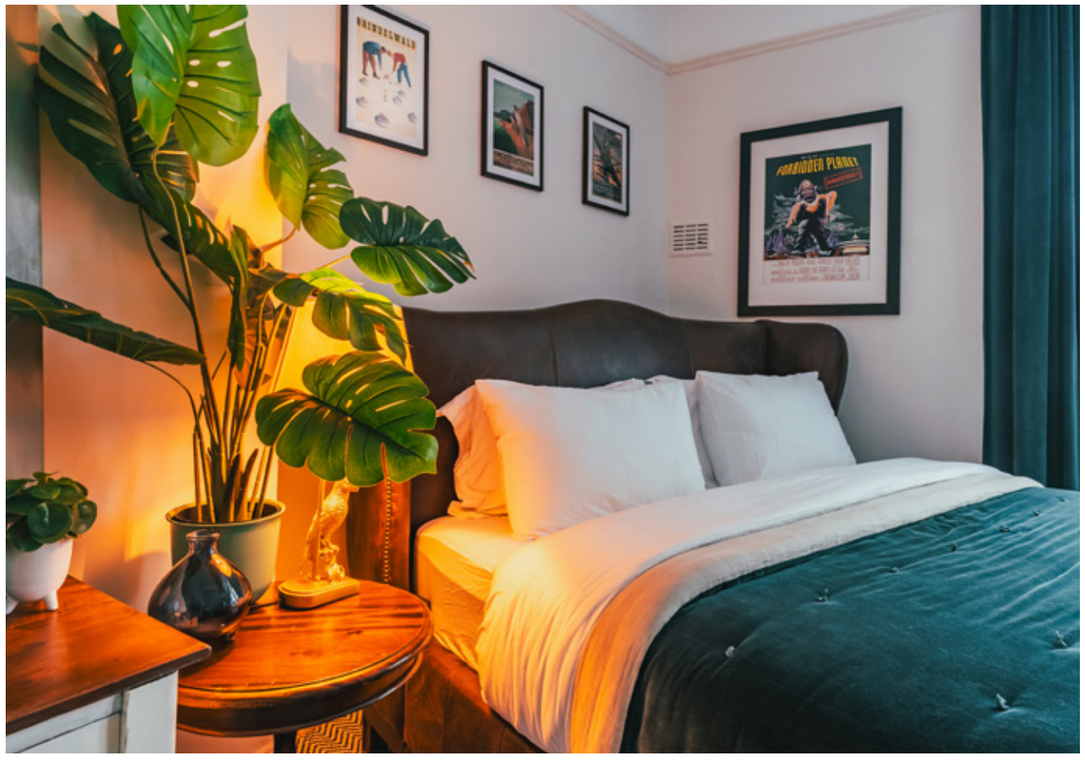
BEDROOM 4



BEDROOM 4



BEDROOM 3



BEDROOM 3



BEDROOM 5



FAMILY BATHROOM



FAMILY BATHROOM

SECOND FLOOR

Landing

Having a roof light, pendant light point and deep skirtings. A timber door with a reeded glass panel opens to the master bedroom suite.

Master Bedroom Suite

A magnificent suite exuding luxury and style, creating a hotel room feel.

Master Bedroom

22'11 x 10'2 (6.98m x 3.10m)

A stunning master bedroom with a Velux roof window, recessed lighting, wall mounted light points and a column central heating radiator. To one corner is a walnut cabinet that incorporates a kitchenette with a fitted work surface, automatic lighting, drawers, an inset 1.0 bowl sink with a black mixer tap and space for a drinks fridge. Two wide openings give access to the master lounge and master dressing room.

Master Lounge

18'1 x 13'9 (5.52m x 4.19m)

Perfect for relaxation and having a Velux roof window, a pendant light point, decorative panelled walls, a column central heating radiator and a wall mounted electric fire.

Master Dressing Room

14'1 x 12'6 (4.28m x 3.80m)

An amazing dressing room with a Velux roof window, recessed lighting and a column central heating radiator. A range of fitted furniture incorporates open short hanging, shelving and a vanity table. A timber door with reeded glass panels opens to the master en-suite bathroom.

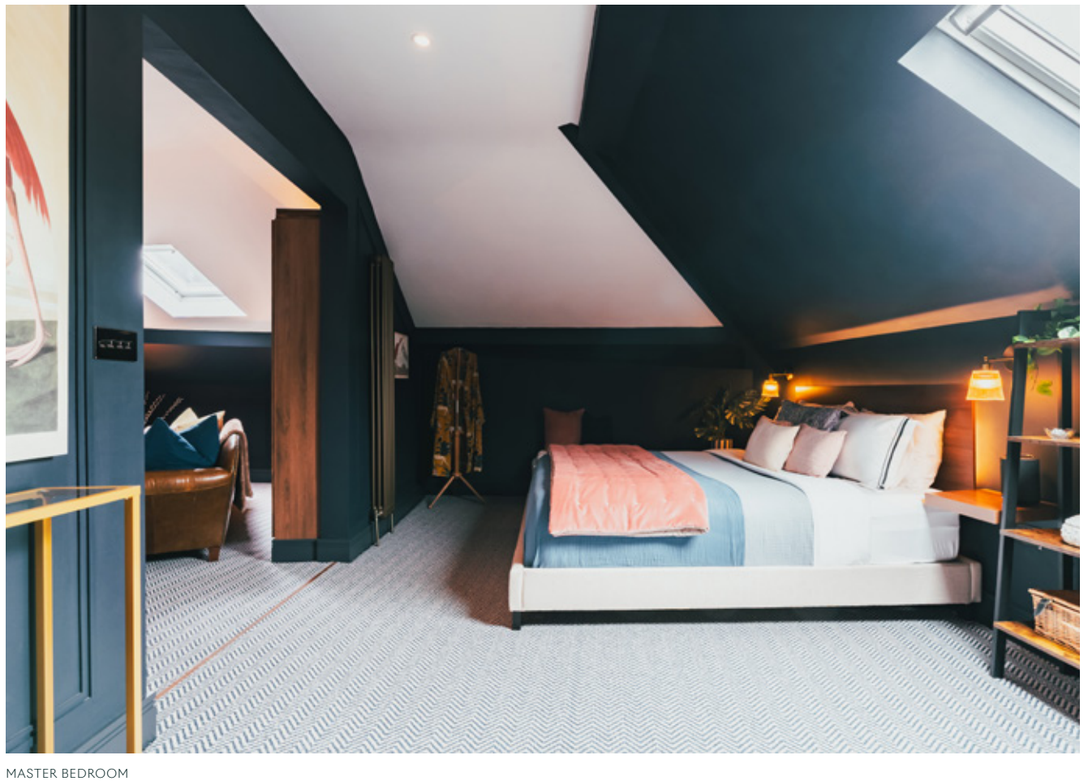
Master En-Suite Bathroom

Being fully tiled and showcasing mirrored glazed tiles and a Velux roof window that fills the room with natural light. Having recessed lighting, extractor fan, column central heating radiator, illuminated vanity mirror and fitted shelving. A suite in white comprises a wall mounted WC, a bidet spray and a wall mounted vanity unit containing two wash hand basins, brushed gold mixer taps and storage beneath. The focal feature of the room is the freestanding slipper bath with a brushed gold mixer tap and a hand shower facility. To one corner is a walk-in shower enclosure with a fitted Triton rain head shower, an additional hand shower facility and a glazed screen.



MASTER BEDROOM

MASTER BEDROOM



MASTER BEDROOM



MASTER LOUNGE



MASTER LOUNGE



MASTER LOUNGE



MASTER LOUNGE



MASTER BEDROOM



MASTER DRESSING ROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM







EXTERIOR & GARDENS

From Marlborough Road, a wrought iron pedestrian gate opens to a stone flagged path with steps and a wrought iron hand rail, which rises to the main entrance door and is flanked by mature trees, shrubs and flowers.

A path continues along the front elevation to the right side of the property, where there is a driveway that provides parking for two vehicles and has exterior lighting, a raised border containing a mature tree and flowers, and a wrought iron vehicular gate opening to Marlborough Road. Access can be gained to the utility room and store/WC.

Store/WC

Having a rear facing timber obscured glazed window, light and a timber access door. Partitioned within the store is a WC.

From the front of the property, another stone flagged path with steps continues along the left of the property and is flanked by mature borders containing trees, shrubs and flowers.













GROUND FLOOR & BASEMENT

Ground Floor Approximate Floor Area:
1234 SQ.FT. (114.6 SQ.M)

Basement Level Approximate Floor Area:
385 SQ.FT. (35.8 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
1032 SQ.FT. (95.9 SQ.M)

Second Floor Approximate Floor Area:
1032 SQ.FT. (95.9 SQ.M)



BEDROOMS	BATHROOMS
5	3
LIVING ROOMS	SQFT
3	3,683
TENURE	COUNCIL TAX
Leasehold	E



Tenure Details

The lease term is 800 years from 29th September 1879, therefore there are 653 years remaining. The landlord is absent, therefore the ground rent has not been collected since 1992, an indemnity is in place against this.

Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet 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.

Conservation Area

The property is located in the Broomhill Conservation Area.

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.

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Broomhill, Sheffield, South Yorkshire,
S10 1DB

Asking Price
£795,000

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

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