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SHEFFIELD

9 Blacka Moor Road

Dore • Sheffield • S17 3GH

Offers in the Region Of £1,695,000

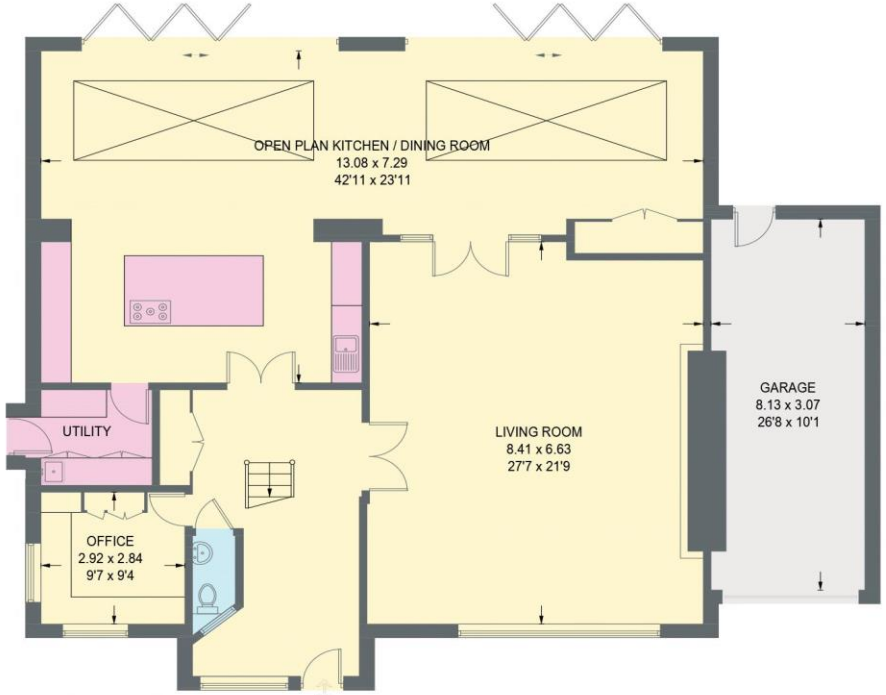
A stunning five double bedroom, four bathroom detached family home, comprehensively remodelled and extended to an exceptional standard, combining outstanding craftsmanship, high-quality materials and sophisticated contemporary design. The property benefits from handmade Ibstock Birtley facing bricks, natural stone heads, cills and quoins, together with natural slate pitched roofs, reflecting the exceptional attention to detail throughout. Situated in the highly sought-after village of Dore, the property is ideally placed for excellent schools, local amenities and the surrounding countryside, making this an outstanding family home. Further benefits include an electric gated driveway, garage and a truly impressive south-facing landscaped rear garden with an exceptional entertaining terrace, pizza oven, fire pit and sunken hot tub. The striking frontage features a dramatic full-height glazed apex, flooding the entrance hall with natural light. The impressive hallway is finished with porcelain tiling, contemporary glass brick detailing and a glazed balustrade staircase, creating a striking first impression. The ground floor offers a superbly versatile arrangement. There is a useful cloakroom cupboard, stylish WC and an impressive front-facing study with bespoke fitted office furniture and excellent storage. Double doors open into a generous formal living room, featuring oak flooring, contemporary décor, large windows and a bespoke media wall with integrated shelving and feature lighting. The heart of the home is the exceptional open-plan living, dining and kitchen space, designed perfectly for modern family life and entertaining. The impressive orangery-style space is flooded with natural light through the glazed lantern roofs, with remote-opening windows providing ventilation and comfort. Wide bi-fold doors open onto the south-facing garden and entertaining terrace. The dining area features generous built-in storage and flows through to a relaxed family sitting area and superb contemporary kitchen. The kitchen is fitted with stylish two-tone cabinetry, granite worktops and porcelain tiled flooring, together with an impressive range of integrated appliances. A substantial central island provides further storage, seating and an induction hob with extractor and under-counter lighting. A separate utility room provides additional workspace and storage, with concealed sink and housing for the water tank and heating system. The entire ground floor benefits from underfloor heating. The first floor continues the exceptional standard of presentation, with neutral carpeting, contemporary décor and four beautifully appointed double bedrooms. Two bedrooms are positioned to the rear, with one benefiting from extensive mirrored sliding-door wardrobes. Two further generous bedrooms feature bespoke built-in storage and contemporary, fully tiled en-suite shower rooms. The impressive family bathroom is beautifully appointed with a freestanding bath, floating wash hand basin and separate walk-in rainfall shower. The glazed staircase continues beneath the striking apex glazing, flooding the landing with natural light. The entire top floor is dedicated to an exceptional principal suite spanning the full width of the property. The dual-aspect bedroom features two front-facing windows and French doors opening onto a Juliet balcony overlooking the rear garden. A concealed walk-through storage room leads to a superb dressing room with wraparound wardrobes, dressing table and further storage, before continuing into a stunning en-suite bathroom with both freestanding bath and separate shower. The second-floor landing also provides further bespoke built-in wardrobe storage within the eaves. Outside, electric pedestrian and vehicle gates open onto a fully enclosed private driveway providing extensive parking and access to the garage. To the rear is a truly exceptional south-facing landscaped garden, designed for both entertaining and family enjoyment. A superb stone terrace incorporates a pizza oven, fire pit, fixed seating and sunken hot tub, while beyond is a beautifully landscaped lawn with planted borders, creating a private and secluded setting. Dore is one of Sheffield's most sought-after residential areas, combining a desirable village atmosphere with excellent access to the city and surrounding countryside. The area offers a range of local amenities, highly regarded schools and superb walking opportunities, with Ecclesall Woods and the Peak District close by.

BRAMALL LANE
SHEFFIELD

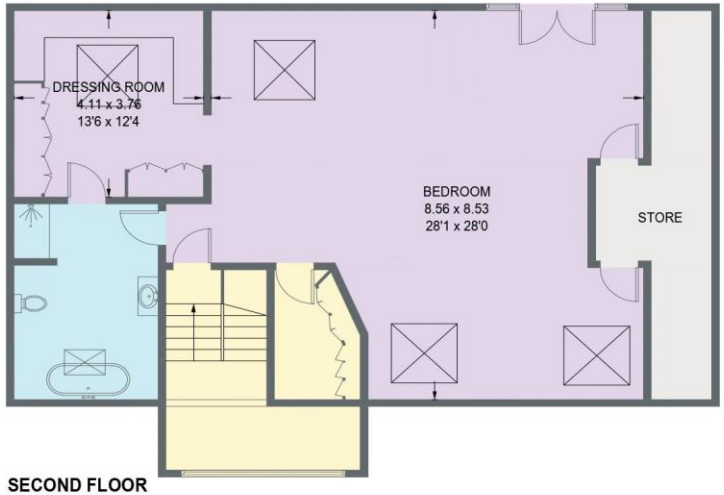
- Impressive Detached Family Home
- Comprehensively Remodelled & Extended
- 5 Bedrooms & 4 Bathroom
- Sophisticated Contemporary Design
- Measuring an Impressive 4709sqft
- Sought After Location in Dore, S17
- Stunning Garden & Entertaining Terrace
- Gated Driveway & Garage
- Freehold
- Council Tax Band F, EPC Rating B

9 BLACKAMOOR ROAD

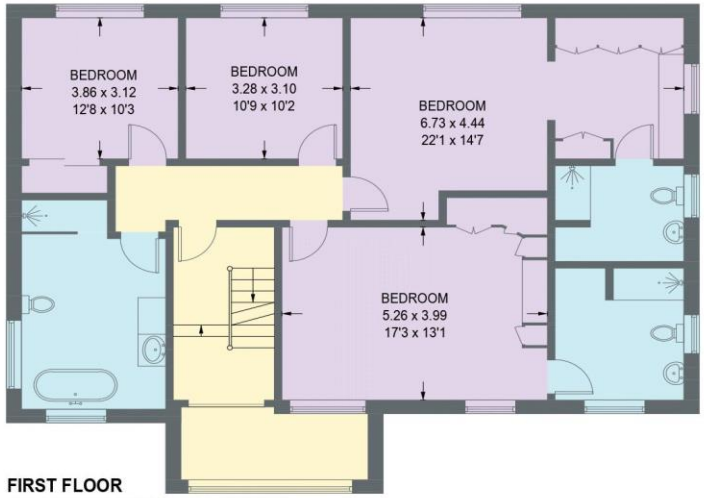
APPROXIMATE GROSS INTERNAL AREA = 412.5 SQ M / 4440 SQ FT
GARAGE = 25.0 SQ M / 269 SQ FT
TOTAL = 437.5 SQ M / 4709 SQ FT



GROUND FLOOR
171.5 SQ M / 1846 SQ FT



SECOND FLOOR
123.9 SQ M / 1334 SQ FT



FIRST FLOOR
117.1 SQ M / 1260 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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