

# MORESTEAD



BLENHEIM





# BOASTING BEAUTIFUL ACCOMMODATION FOR MODERN FAMILY LIVING

# AN OUTSTANDING FAMILY RESIDENCE WITH A WONDERFUL SOUTH-FACING GARDEN AWAITS AT MORESTEAD.

*Standing in an enviable, private position on one of Sheffield's most desirable roads and occupying approximately 0.75 of an acre, this five bedroom, four bathroom home provides extensive accommodation across 6,129 square feet.*





## The gated approach from Dore Road sets the tone of exclusivity and prestige.

A substantial block paved driveway sits to the front of the home, providing off-road parking for several vehicles, along with two double garages and a carport.

A welcoming entrance hall exudes luxury and ensures an effortless flow throughout the main living areas. Serving as the heart of the home for a family to gather, the living kitchen incorporates a well-appointed breakfast kitchen containing a range of high-quality appliances, a spacious living room and separate dining room, and a bright garden room. Offering a more formal setting is the lounge, which is elegantly decorated and enjoys pleasant views of the gardens through a bay window.

Morestead presents exciting potential for adaptations, enabling a purchaser to tailor the home to their requirements. An entertainment and leisure wing located to the west of the property currently comprises a secondary entrance hall, a large snooker room, WC, gymnasium and a utility room with a sauna and laundry facilities. Ideal for dependant relatives, there is also self-contained accommodation on the ground floor, which includes a fabulous bedroom suite, modern dining kitchen, utility room/WC and a superb sitting room.

The first floor is home to two spacious bedroom suites, two additional good-sized bedrooms, a family bathroom and a useful storage room and linen cupboard.

The grounds of Morestead are well-established and populated by an array of trees, shrubs, flowers and ornamental planting. Spanning the width of the home and benefiting from a south-facing orientation is a stone flagged seating terrace and a gorgeous lawned garden.

The property is situated within walking distance to the amenities of Dore village, incorporating shops, cafes, public houses, restaurants and excellent local schooling. Also within walking distance is the Dore train station, making for ideal commutes to Manchester, Leeds and York. The Peak District National Park is a short drive away for visiting local villages and a host of countryside walking trails.

**The property briefly comprises of on the ground floor:** Entrance hall, lounge, living kitchen including a breakfast kitchen, living room and garden room, dining room, secondary entrance hall, snooker room, WC, boiler store, gymnasium, utility room, sauna, storage cupboard, laundry cupboard, inner hall, study, bedroom 5, bedroom 5 en-suite shower room, dining kitchen, store, utility room/WC and sitting room. Accessed externally are two double garages, a carport, a workshop and a summerhouse.

**On the first floor:** Landing, bedroom 2, bedroom 2 en-suite shower room, storage room, bedroom 3, family bathroom, master bedroom, master en-suite shower room, linen cupboard and bedroom 4.



# GROUND FLOOR

*A hardwood entrance door with double glazed panels opens to the entrance hall.*

## Entrance Hall

A welcoming entrance hall with a front facing UPVC double glazed arched panel, recessed lighting, central heating radiators, deep skirtings and porcelain tiled flooring. Double oak doors with glazed panels open to the lounge, living kitchen and inner hall.

## Lounge

20'1 x 19'9 (6.12m x 6.02m)

An elegant reception room with a rear facing UPVC double glazed square bay window and a window seat beneath, coved ceiling, pendant light point, recessed lighting, wall mounted light points, central heating radiators and deep skirtings. The focal point of the room is the coal effect gas fire with a timber mantel, surround and hearth.

## Living Kitchen

48'11 x 22'3 (14.91m x 6.78m)

An expansive living kitchen that offers a fabulous breakfast kitchen and a light-filled living room and garden room.

## Breakfast Kitchen

Well-appointed with a range of appliances, the breakfast kitchen has front and side facing UPVC double glazed windows, coved ceiling, pendant light points, recessed lighting, central heating radiator and porcelain tiled flooring. A range of fitted wall units provide ample storage and a large central island with base and drawer units. The central island incorporates a Zip Hydrotap with boiling/chilled functions, two inset Blanco 1.0 bowl stainless steel sinks with a chrome mixer tap and an additional extendable chrome mixer tap, and a quartz work surface that accommodates two chairs. Appliances include a Stoves five-ring induction hob, two Neff fan assisted ovens, a Neff microwave oven, a Neff steam oven, two Küppersbusch fridges, a Teka dishwasher, a Zanussi dishwasher and a Liebherr wine cooler. Wide openings lead into the living room and dining room. A timber door with a partially obscured panel also opens to the secondary entrance hall.

## Living Room

A lovely reception room with side facing UPVC double glazed windows, recessed lighting, TV/aerial point and porcelain tiled flooring. The focal point of the room is the wall mounted gas fireplace with a tiled surround. To one wall is a range of fitted furniture, which incorporates shelving. A wide opening leads into the garden room.

## Garden Room

A bright garden room incorporating a UPVC double glazed roof lantern with opening roof windows, rear and side facing UPVC double glazed windows, flush light point, central heating radiators and porcelain tiled flooring. Double UPVC doors with double glazed panels open to the rear of the property.

## Dining Room

20'9 x 10'11 (6.32m x 3.33m)

A wonderful dining room with rear and side facing UPVC double glazed windows, coved ceiling, pendant light point, recessed lighting, central heating radiator and porcelain tiled flooring. Double timber doors with glazed panels and matching side panels open to the secondary entrance hall. Double UPVC doors with double glazed panels also open to the right side of the property.



ENTRANCE HALL



LOUNGE



LOUNGE



LOUNGE



LOUNGE





BREAKFAST KITCHEN



BREAKFAST KITCHEN



BREAKFAST KITCHEN



LIVING ROOM



LIVING ROOM & GARDEN ROOM



DINING ROOM

# GROUND FLOOR CONTINUED

## Secondary Entrance Hall

Having a UPVC roof lantern, coved ceiling, pendant light point, recessed lighting, central heating radiators and porcelain tiled flooring. Double timber doors with glazed panels and matching side panels open to the snooker room. Timber doors with obscured panels open to the WC, gymnasium and breakfast kitchen. Double UPVC doors with double glazed panels and matching side panels with integrated windows open to the right side of the property. A UPVC door with double glazed panels and matching side panels also opens to the front of the property.

## Snooker Room

32'0 x 21'8 (9.75m x 6.60m)

An exceptionally spacious room which offers versatility in its use. Having a side facing UPVC double glazed window, rear facing UPVC double glazed panel, coved ceiling, flush light points, spotlighting, central heating radiators, telephone point and a TV/aerial point. The focal point of the room is the log effect gas fire with a tiled shelf below. A sliding UPVC door with double glazed panels and a matching side panel opens to the front of the property.

## WC

Being fully tiled and having rear facing UPVC double glazed obscured windows, coved ceiling and recessed lighting. A suite in white comprises a Laufen low-level WC and a wall mounted wash hand basin with a chrome mixer tap. Three timber doors open to the boiler store.

## Boiler Store

Having a central heating radiator and housing the Alpha boiler that serves the lounge, entrance hall and living kitchen.

From the secondary entrance hall, a timber door with an obscured glazed panel opens to the:

## Gymnasium

20'4 x 17'9 (6.20m x 5.41m)

Having side facing timber double glazed windows, flush light points and a central heating radiator. A timber door opens to the utility room. Access can also be gained to a loft space.

## Utility Room

Having side facing timber double glazed windows, recessed lighting, central heating radiator and tiled flooring. A glass door opens to the sauna. Timber doors also open to the storage cupboard and laundry cupboard.

## Sauna

A Tylo sauna with wooden benches.

## Storage Cupboard

Having recessed lighting, clothes hanging rails, fitted shelving and tiled flooring.

## Laundry Cupboard

Having recessed lighting and tiled flooring. The cupboard has provision for a washing machine and a tumble dryer, and houses the Alpha boiler that serves the west wing of the house.



SECONDARY ENTRANCE HALL



SNOOKER ROOM



SNOOKER ROOM



SAUNA

# GROUND FLOOR CONTINUED

From the entrance hall, double oak doors with glazed panels open to the:

## Inner Hall

Having a coved ceiling, recessed lighting, central heating radiator and porcelain tiled flooring. Double timber doors with glazed panels and matching side panels open to the study. Timber doors open to bedroom 5 and the dining kitchen within the self-contained accommodation. Two small timber doors open to cupboards beneath the staircase.

## Study

15'5 x 11'10 (4.70m x 3.61m)

Having recessed lighting, central heating radiator and a telephone point. A sliding UPVC door with double glazed panels opens to the rear of the property.

## Bedroom 5

19'11 x 15'11 (6.07m x 4.85m)

A large bedroom which could be easily utilised as a guest suite or as part of self-contained accommodation. Having a coved ceiling, recessed lighting and central heating radiators. A timber door opens to the bedroom 5 en-suite shower room. A sliding UPVC door with double glazed panels and fitted shutters opens to the rear of the property.

## Bedroom 5 En-Suite Shower Room

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail, an illuminated vanity mirror and electric under floor heating. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one wall is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

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

## Dining Kitchen

15'9 x 15'8 (4.80m x 4.78m)

A modern dining kitchen with a front facing UPVC double glazed square bay window, recessed lighting, central heating radiator, TV/aerial point and timber effect flooring. A range of fitted base/wall and drawer units incorporate a granite work surface, upstands and an inset 1.0 bowl stainless steel sink with an extendable chrome mixer tap. A central island provides additional storage and has a matching granite work surface that extends to accommodate two chairs. Appliances include a Zanussi four-ring induction hob, a Hotpoint fan assisted oven, a Hotpoint microwave and a Beko dishwasher. There is space/provision for a wine cooler and a freestanding fridge/freezer. An opening leads into the store. A timber door opens to the utility room/WC.

## Store

Having recessed lighting, a central heating radiator and timber effect flooring.

## Utility Room/WC

Being fully tiled and having a front facing UPVC double glazed arched panel, recessed lighting, extractor fan and a low-level WC. Four timber doors open to a cloaks cupboard. A timber door also opens to the sitting room.

## Sitting Room

20'6 x 14'7 (6.25m x 4.44m)

A well-proportioned reception room with recessed lighting and central heating radiators. A sliding UPVC door with double glazed panels opens to the rear of the property.

From the inner hall, a staircase with a handrail, balustrading and a front facing UPVC double glazed arched panel rises to the first floor.



INNER HALL



STUDY



BEDROOM 5



DINING KITCHEN



BEDROOM 5 EN-SUITE SHOWER ROOM



SITTING ROOM

# FIRST FLOOR

## Landing

Having a front facing UPVC double glazed window, coved ceiling, recessed lighting, wall mounted light points and a central heating radiator. Timber doors open to bedroom 2, storage room, bedroom 3, family bathroom, master bedroom, linen cupboard and bedroom 4. Access can also be gained to a loft space.

## Bedroom 2

15'5 x 13'9 (4.70m x 4.19m)

A beautiful bedroom suite with a side facing UPVC double glazed window, coved ceiling, recessed lighting and central heating radiators. A timber door opens to the bedroom 2 en-suite shower room.

## Bedroom 2 En-Suite Shower Room

Being fully tiled and having recessed lighting and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one wall is a walk-in shower enclosure with a fitted Mira shower and a glazed screen.

## Storage Room

Having a wall mounted light point and fitted shelving.

## Bedroom 3

13'3 x 11'8 (4.04m x 3.56m)

A bright double bedroom with a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. A range of fitted furniture incorporates short hanging and shelving.

## Family Bathroom

Being fully tiled and having a front facing UPVC double glazed window, recessed lighting, wall mounted light points, fitted vanity mirror and a chrome heated towel rail. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap and a hand shower facility.

## Master Bedroom

19'7 x 14'0 (5.97m x 4.27m)

A generously proportioned master suite with rear facing UPVC double glazed windows, coved ceiling, recessed lighting and central heating radiators. Double timber doors open to the master en-suite shower room.

## Master En-Suite Shower Room

Being fully tiled and having recessed lighting and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted Triton shower and a glazed screen/door.

## Linen Cupboard

Having a flush light point, fitted shelving, central heating radiator and housing the boiler serving the first floor.

## Bedroom 4

11'1 x 8'10 (3.38m x 2.69m)

Having a front facing UPVC double glazed window, recessed lighting and a central heating radiator. Access can be gained to a loft space.



INNER HALL



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 2



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3



FAMILY BATHROOM



BEDROOM 4



LANDING

# EXTERIOR & GARDENS

From Dore Road, wrought iron electric gates set between brick pillars with stone finials open to Morestead.

To the front of the property is a substantial block paved driveway that provides parking for up to ten vehicles and has exterior lighting, a water tap and mature planted borders containing trees, shrubs and ornamental planting. Access can be gained to two double garages and a carport.

## Double Garage 1

18'9 x 18'6 (5.71m x 5.64m)

Having an electric up-and-over door, light and power.

## Double Garage 2

21'4 x 18'6 (6.50m x 5.64m)

Having an electric up-and-over door, light, power and housing a boiler, which serves the self-contained accommodation on the ground floor. A wide opening leads into the workshop.

## Workshop

32'9 x 8'9 (9.98m x 2.67m)

Having light, power and a roller shutter door opening to the rear of the property.

## Carport

Providing space for one vehicle and having lighting and a water tap.

From the driveway, access can be gained to the main entrance door beneath a covered porch with exterior lighting. A block paved path also continues to provide access to the secondary entrance hall.

To one side of the driveway, a block paved path separated by a decorative shrub border leads alongside the west wing of the house and has a strip of lawn and a circular planter with box hedging.

The path continues to stone steps, which rise to a front garden that is mainly laid to lawn and has established borders with trees and shrubs. Access can be gained from the path to the snooker room and right side of the property.

To the right side of the property is a stone flagged patio with a water tap and raised planted borders. Access can be gained to the secondary entrance hall, dining room and rear of the property.

To the rear is an extensive stone flagged seating terrace with exterior lighting and ample space for comfortable outdoor seating. Access can be gained to the garden room, lounge, bedroom 5 and sitting room. A roller shutter door also provides access to the workshop. Beyond the terrace is a beautiful garden that is mainly laid to lawn and incorporates two ornamental ponds, mature trees, shrubs, raised borders and a shed. Within the garden is a composite decked patio that provides additional seating and access to a summerhouse.

## Summerhouse

Having double timber access doors with glazed panels, additional glazed panels and light.

From the terrace, a path leads down the left side of the property and back to the front.











# GROUND FLOOR

Approximate Floor Area:  
4948 SQ.FT. (459.7 SQ.M)

Garaging Approximate Floor Area:  
1094 SQ.FT. (101.6 SQ.M)



# FIRST FLOOR

Approximate Floor Area:  
1181 SQ.FT. (109.7 SQ.M)

Total Approximate Floor Area (Including Garaging):  
7223 SQ.FT. (671.0 SQ.M)



BEDROOMS <b>5</b>	BATHROOMS <b>4</b>
LIVING ROOMS <b>6</b>	SQFT (INCLUDING GARAGING) <b>7,223</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>H</b>

## Services

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

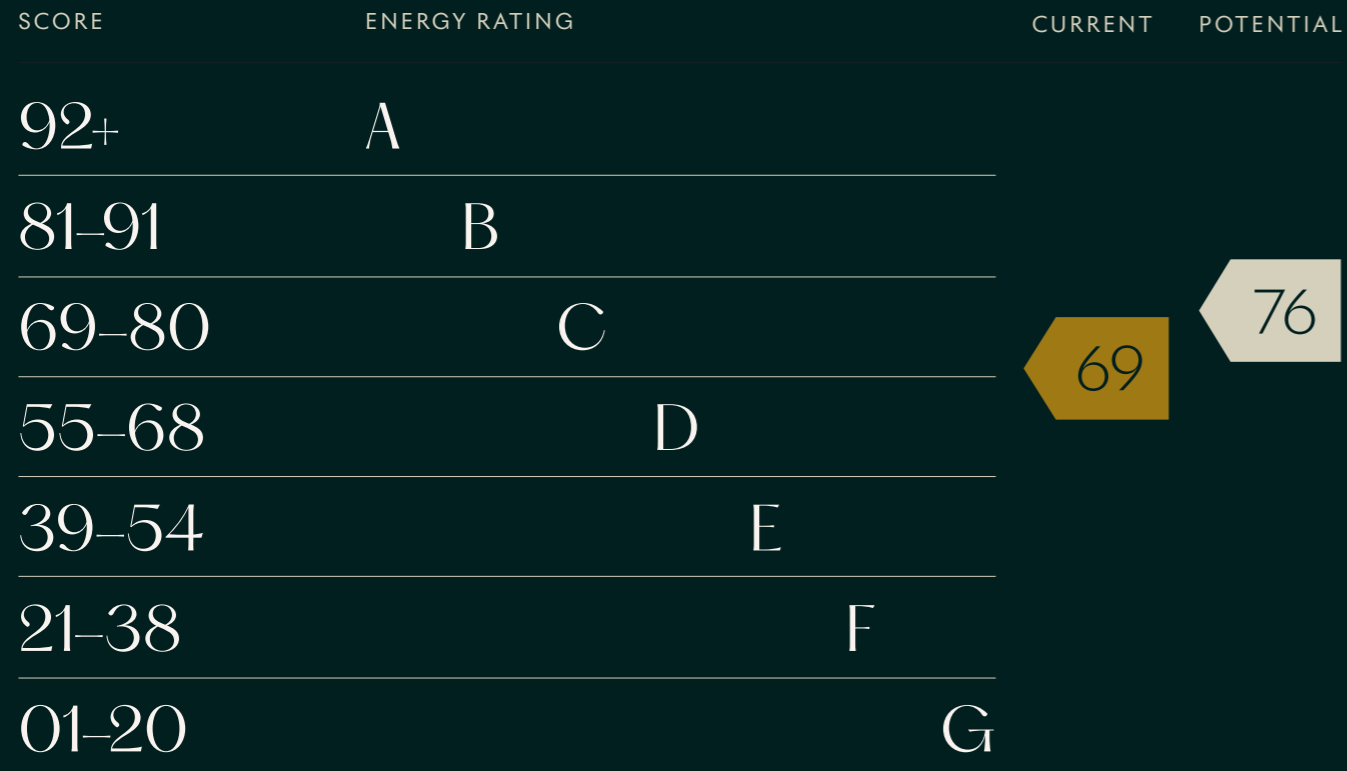
## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

There are covenants. There is an easement relating to the drainage. 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.



# MORESTEAD

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Offers in the Region  
of £2,350,000

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

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