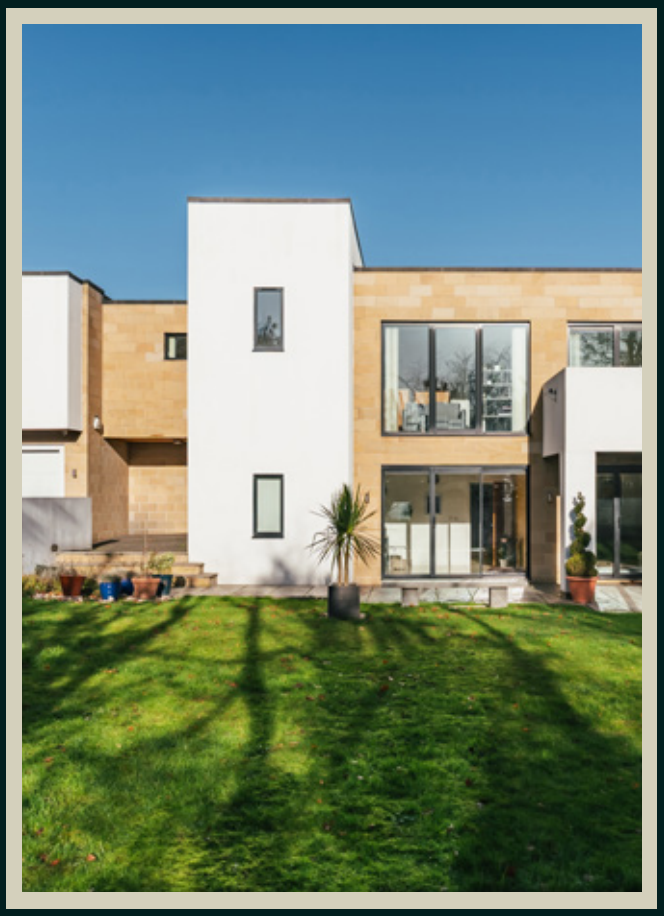
SEDUM HOUSE



BLENHEIM





OFFERING BRIGHT AND AIRY SPACES AND MODERN CONVENIENCE

POSITIONED WITHIN A QUARTER OF AN ACRE ON ONE OF SHEFFIELD'S MOST DESIRABLE ROADS, SEDUM HOUSE IS A MAGNIFICENT SIX BEDROOMED DETACHED RESIDENCE THAT IS FINISHED TO A HIGH STANDARD.

Boasting stylish, contemporary architecture and functional design, this beautiful home is filled with natural light and has the benefit of a wonderful south-facing garden and an eco-friendly sedum roof.





Set back from Dore Road behind electric/intercom operated oak gates, Sedum House is approached by a block paved driveway that provides extensive off-road parking for several vehicles, plus access to an integral double garage.

Upon entering the home, you are greeted by a fabulous split-level entrance hall, which connects to each of the ground floor spaces. The heart of the home is undoubtedly the stunning open plan dining kitchen and family room, presenting ample room for cooking, dining and relaxing with all of the family. The lounge is another place for relaxation, whilst the versatile playroom could be alternatively useful as an office for working from home.

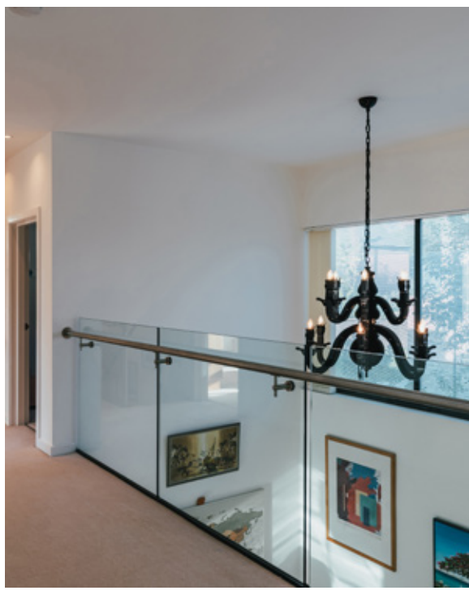
A modern oak staircase with glazed balustrading rises to the first floor, where the sumptuous master bedroom suite can be found. Comprising a bright bedroom, a separate dressing area with fitted furniture, a balcony overlooking the garden and a luxurious en-suite bathroom, the master suite offers space in abundance. The remaining five bedrooms are generously proportioned, three of which have the advantage of en-suites.

A sizeable, established garden sits to the front of the home, along with a pleasant stone flagged seating terrace that is partially covered to allow enjoyment year-round. The advantageous south-facing aspect of the garden makes it an ideal spot for unwinding, dining or hosting outside.

The property is situated with good access to the amenities of Dore village, incorporating shops, cafes, public houses, restaurants and excellent local schooling. Within walking distance is 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, utility room, integral double garage, WC, playroom, lounge, family room and dining kitchen.

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



GROUND FLOOR

An oak door with a double glazed side panel opens to the entrance hall.

Entrance Hall

A split-level entrance hall, which provides a warm welcome into the home. Having a front facing timber glazed internal panel, recessed lighting and porcelain tiled flooring with under floor heating. Oak doors open to the utility room, WC, playroom and lounge. A wide opening leads into the open plan family room/dining kitchen.

Utility Room

11'2 x 8'0 (3.40m x 2.44m)

Having a rear facing aluminium double glazed window, recessed lighting, extractor fan and porcelain tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating a work surface and an inset 1.0 bowl Franke stainless steel sink with a Deva chrome mixer tap. Beneath the work surface is space/provision for a washing machine and a tumble dryer. An oak door opens to the integral double garage.

Integral Double Garage

18'0 x 16'4 (5.49m x 4.98m)

Having an electric up-and-over door, light and power. The garage houses the Worcester boiler and Tribune hot water cylinder.

WC

Having a rear facing aluminium double glazed obscured window, recessed lighting, extractor fan, two fully tiled walls and porcelain tiled flooring with under floor heating. There is a Roca suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a Roca chrome mixer tap and storage beneath.

Playroom

11'6 x 8'6 (3.51m x 2.59m)

Currently used as a playroom but could also be a superb office. Having a rear facing aluminium double glazed window, recessed lighting, telephone points and porcelain tiled flooring with under floor heating.

Lounge

20'8 x 14'10 (6.30m x 4.52m)

A light and spacious reception room with a front facing aluminium double glazed window, recessed lighting, TV/ aerial points and porcelain tiled flooring with under floor heating. A sliding aluminium door with a double glazed panel and matching side panels opens to the front of the property.



ENTRANCE HALL



OPEN PLAN FAMILY ROOM/DINING KITCHEN

The central place for family living is the open plan family room/dining kitchen, which has a free-flowing layout offering great flexibility and ease.



LOUNGE



UTILITY ROOM



FAMILY ROOM



FAMILY ROOM

FAMILY ROOM



DINING KITCHEN

GROUND FLOOR CONTINUED

From the entrance hall, a wide opening leads into the family room.

Family Room

26'2 x 13'4 (7.98m x 4.06m)

A wonderful reception room with a feature double-height ceiling. Having recessed lighting, TV/aerial point and porcelain tiled flooring with under floor heating. A sliding aluminium door with a double glazed panel and matching side panels opens to the front of the property. A wide opening leads into the dining kitchen.

Dining Kitchen

30'1 x 14'0 (9.17m x 4.27m)

An outstanding dining kitchen of high-quality with a side facing aluminium double glazed panel and a rear facing aluminium double glazed obscured window with matching side panels. There is recessed lighting, a dropped ceiling above the island with feature LED lighting and porcelain tiled flooring with under floor heating. A range of fitted base and wall units incorporate a granite work surface, a granite upstand, plinth lighting and an inset 1.5 bowl Blanco stainless steel sink with a Quooker boiling tap and a glazed splash back. A large central island provides additional storage and has plinth lighting and a granite work surface with two pop-up power points, which extends to provide space for three chairs. The appliances are by Miele and include a four-ring induction hob with an extractor hood above, two fan assisted ovens, a microwave, two warming drawers, a coffee machine and a dishwasher. There is space/provision for an American style fridge/freezer. A sliding aluminium door with a double glazed panel and matching side panels opens to the front of the property.

From the entrance hall, a staircase with an aluminium hand rail and glazed balustrading rises to the first floor.



DINING KITCHEN

FIRST FLOOR

Landing

Having a rear facing aluminium double glazed obscured panel, front facing aluminium double glazed window, pendant light point, recessed lighting and under floor heating. Oak doors open to the master bedroom suite, bedroom 3, bedroom 4, bedroom 6, family bathroom, bedroom 2 and bedroom 5.

Master Bedroom Suite

A fabulously appointed master suite, offering a luxurious sanctuary that is filled with an abundance of natural light.

Master Dressing Area

Having a front facing aluminium double glazed window, recessed lighting and under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. Wide openings lead into the master bedroom and master en-suite bathroom.

Master Bedroom

19'10 x 14'10 (6.05m x 4.52m)

Having recessed lighting, a TV/aerial point and under floor heating. A sliding aluminium door with a double glazed panel and matching side panels opens to the master balcony.

Master Balcony

A sizeable balcony which enjoys a south-facing aspect and has a composite decked terrace that is fully enclosed.

Master En-Suite Bathroom

Being fully tiled and having recessed lighting, extractor fan, illuminated vanity mirror, chrome heated towel rail and under floor heating. A Roca suite in white comprises a wall mounted WC and a wall mounted vanity unit incorporating two wash hand basins with Roca chrome mixer taps and storage beneath. To one corner is a Roca bath with a Roca chrome mixer tap and a hand shower facility. Also having a walk-in shower enclosure with a fitted Hansgrohe rain-dance/rainfall shower and a glazed screen.

MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



FAMILY BATHROOM



BEDROOM 3



BEDROOM 3 EN-SUITE SHOWER ROOM

FIRST FLOOR CONTINUED

Bedroom 3

14'2 x 11'11 (4.32m x 3.63m)

Another good-sized double bedroom suite with a rear facing aluminium double glazed panel, side facing aluminium double glazed windows, recessed lighting, TV/ aerial point and under floor heating. An oak door opens to the bedroom 3 en-suite shower room.

Bedroom 3 En-Suite Shower Room

Being fully tiled and having a side facing aluminium double glazed obscured window, recessed lighting, extractor fan, illuminated vanity mirror, chrome heated towel rail and under floor heating. A Roca suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap. To one wall is a shower enclosure with a fitted Roca rain head shower, recessed shelves and a glazed screen/door.

Bedroom 4

11'8 x 10'10 (3.56m x 3.30m)

Currently utilised as a dressing room but could easily be another double bedroom suite. Having a front facing aluminium double glazed tilt window with matching side panels, recessed lighting, TV/aerial point and under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. Steps rise to the bedroom 4 dressing room.

Bedroom 4 Dressing Room

Having front and side facing aluminium double glazed windows, recessed lighting, illuminated vanity mirror and under floor heating. There is a range of fitted furniture incorporating shelving and drawers. An oak door opens to the bedroom 4 en-suite shower room.

Bedroom 4 En-Suite Shower Room

Being fully tiled and having a side facing aluminium double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and under floor heating. There is a Roca suite in white, which comprises a wall mounted WC and a wash hand basin with a chrome mixer tap. To one corner is a shower enclosure with a fitted Roca rain head shower and a glazed screen/door.

Bedroom 6

11'8 x 11'8 (3.56m x 3.56m)

Having a rear facing aluminium double glazed panel, side facing aluminium double glazed windows, recessed lighting and under floor heating.

Family Bathroom

Being fully tiled and having a rear facing aluminium double glazed obscured window, recessed lighting, extractor fan, illuminated vanity mirror, chrome heated towel rail and under floor heating. A Roca suite in white comprises a wall mounted WC and a wall mounted vanity unit incorporating two wash hand basins with two Roca chrome mixer taps and storage beneath. Also having a Roca bath with a Roca chrome mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted Roca rain head shower and a glazed screen/door.



FAMILY BATHROOM



BEDROOM 4



BEDROOM 4 EN-SUITE SHOWER ROOM



BEDROOM 5



BEDROOM 6

FIRST FLOOR CONTINUED & EXTERIOR AND GARDENS

Bedroom 2

19'4 x 15'0 (5.89m x 4.57m)

A generously proportioned bedroom suite with a rear facing aluminium double glazed panel, side facing aluminium double glazed windows (one obscured), recessed lighting, TV/aerial point and under floor heating. There is a range of fitted furniture, incorporating long hanging and shelving. Fitted base units with a work surface incorporate drawers and an integrated under-counter fridge. An oak door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having a rear facing aluminium double glazed obscured window, recessed lighting, extractor fan, illuminated vanity mirror, chrome heated towel rail and under floor heating. There is a Roca suite in white, which incorporates a wall mounted WC and a wash hand basin with a chrome mixer tap. To one wall is a shower enclosure with a fitted Roca rain head shower and a glazed screen.

Bedroom 5

19'3 x 8'7 (5.87m x 2.62m)

Having a front facing aluminium double glazed window, recessed lighting, TV/aerial point and under floor heating.

Exterior and Gardens

From Dore Road, electric/intercom operated oak gates open to Sedum House. A block paved driveway provides parking for several vehicles with exterior lighting and a large border for planting with a mature tree. Access can be gained to the main entrance door and integral double garage.

Steps lead down to a stone flagged path which leads to a stone flagged terrace that is partially covered and has exterior lighting and an external power point. Access can be gained to the lounge, family room and dining kitchen. Beyond the terrace is a sizeable south-facing garden that is mainly laid to lawn with exterior lighting and established planted borders containing trees and shrubs. A stone flagged patio within the garden houses a swim spa/hot tub that is included in the sale. The garden and boundaries of the property are fully enclosed by timber fencing and hedging, maintaining privacy and security to this fabulous family home.

To the left side of the property is a stone flagged path with a water tap. Accessible from the seating terrace is the right side of the property, where there is a stone flagged path, which leads to a wrought iron pedestrian gate that opens to a continuation of the path with a garden store and exterior lighting. The path wraps around to the rear and runs the length of the property.

Garden Store

Having double timber doors and being ideal for garden storage.



LANDING









ECO-FRIENDLY SEDUM ROOF

GROUND & FIRST FLOORS

Ground Floor Approximate Floor Area:
1781 SQ.FT. (165.5 SQ.M)

First Floor Approximate Floor Area:
1864 SQ.FT. (173.2 SQ.M)

Total Approximate Floor Area:
3645 SQ.FT. (338.7 SQ.M)





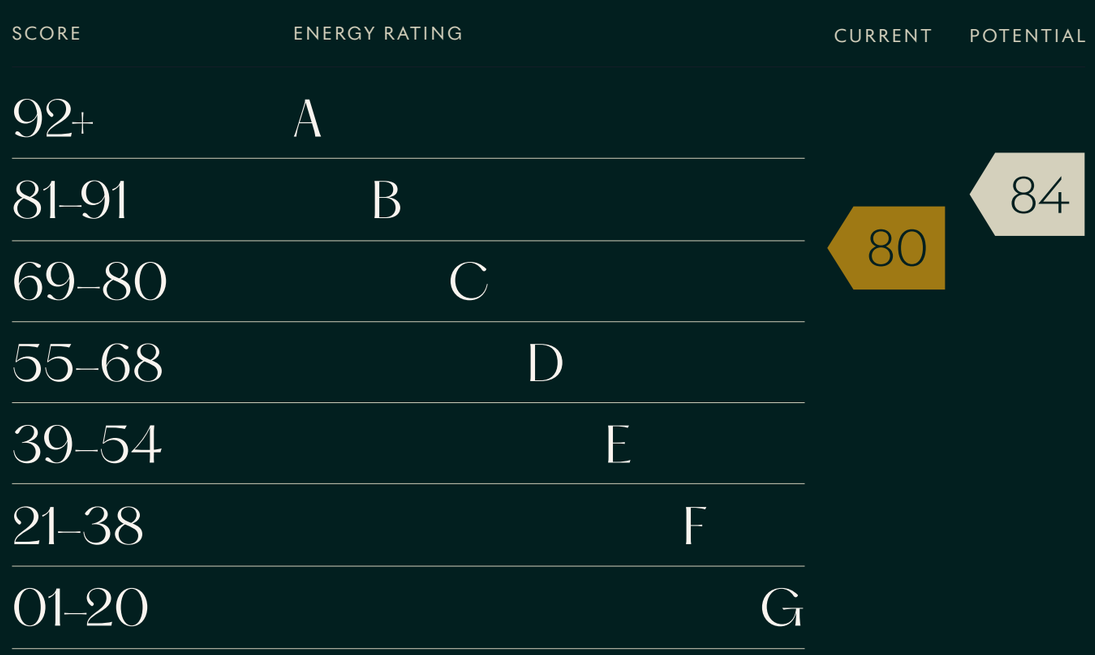








BEDROOMS 6	BATHROOMS 5
LIVING ROOMS 3	SQFT 3,645
TENURE Freehold	COUNCIL TAX G



Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband in the area 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.

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.

SEDUM HOUSE

62C Dore Road, Dore, Sheffield,
South Yorkshire, S17 3NE

Asking Price
£1,425,000

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

blenheim.co.uk



BLENHEIM

HOMES THAT
move YOU

blenheim.co.uk