EADON LOCKWOOD & RIDDLE
ESTD 1840



Ruskin House, Blacka Moor Crescent, Sheffield, S17 3GL

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Description

Ruskin House is the sort of property that everyone aspires to own. Very much a property that has the lot. Located on the outer curve of the exclusive Blacka Moor Crescent, perfectly placed to enjoy the panoramic views over the reserve from the rear and set well back from the road, behind electric gates with parking for several cars. The village itself has long been regarded as one of the Steel Cities most eminent places to live and the property does not fail to impress over its three floors of accommodation that extends to over 4649 square feet. The property was constructed in the early noughties and designed to accommodate family life while also providing space for people who work from home, with CAT 5 cabling throughout, and enjoy entertaining. The modern building regs and comprehensive solar panels also combine to make this home very efficient to run. There are five bedrooms here, with the first floor sitting room providing ample proportions for a sixth if required. The principal suite is colossal and comes with a walk in dressing room that can be accessed from the large ensuite and even has its own balcony where the view is at its best. There are two other full suites, with walk in dressing rooms, on the first floor alongside a guest bedroom with its own shower room and the remaining bedroom and fifth bathroom are on the second floor. The ground floor offers an excellent lay out with an amazing, open plan living kitchen being situated to the rear of the property, adjacent to the formal dining room, which has access to an external, covered dining area, perfect for those long summer days. There is also an additional sitting room/games room and a home office on the ground floor. The external space really complements the interior, with a block paved driveway being protected by electric gates, providing off road parking for a several vehicles and leading to an integrated double garage that provides plenty of space and security for car enthusiasts. To the rear of the property there is a large garden which includes a terrace and two lawns and plenty of space for children and recreational pursuits. Dore Village is also such a great place to live. With some of the best schools in the county, excellent sports facilities, countryside walks, a vibrant social scene and, crucially, superb transport links to most cities via the local train station at the foot of Dore Road. An excellent property that will not fail to impress and one that will be very hard to better.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



- Five/six double bedrooms all offering excellent proportions and five bath/shower rooms all with under floor heating.
- Five reception areas including a study, formal dining room, games room and two sitting rooms.
- Large, open plan living kitchen with island and sitting area.
- Wide and welcoming reception hall that provides a great first impression to this superb house.
- Dedicated laundry and separate utility room.
- Large double garage with under floor heating and electric doors. Providing potential for a gym or conversion into an annexe (subject to regs) if required.
- Gated driveway giving an extra layer of privacy and security to the block paved driveway the can accommodate several vehicles.
- Generous plot with beautiful, west facing gardens and a first floor balcony providing the perfect place to enjoy the sun setting over the moors.
- Within catchment for 'outstanding' local schools for all age groups and a short walk away from the centre of Dore Village.
- Freehold, Council Tax Band H and CAT 5 cabling throughout.














SHEFFIELD









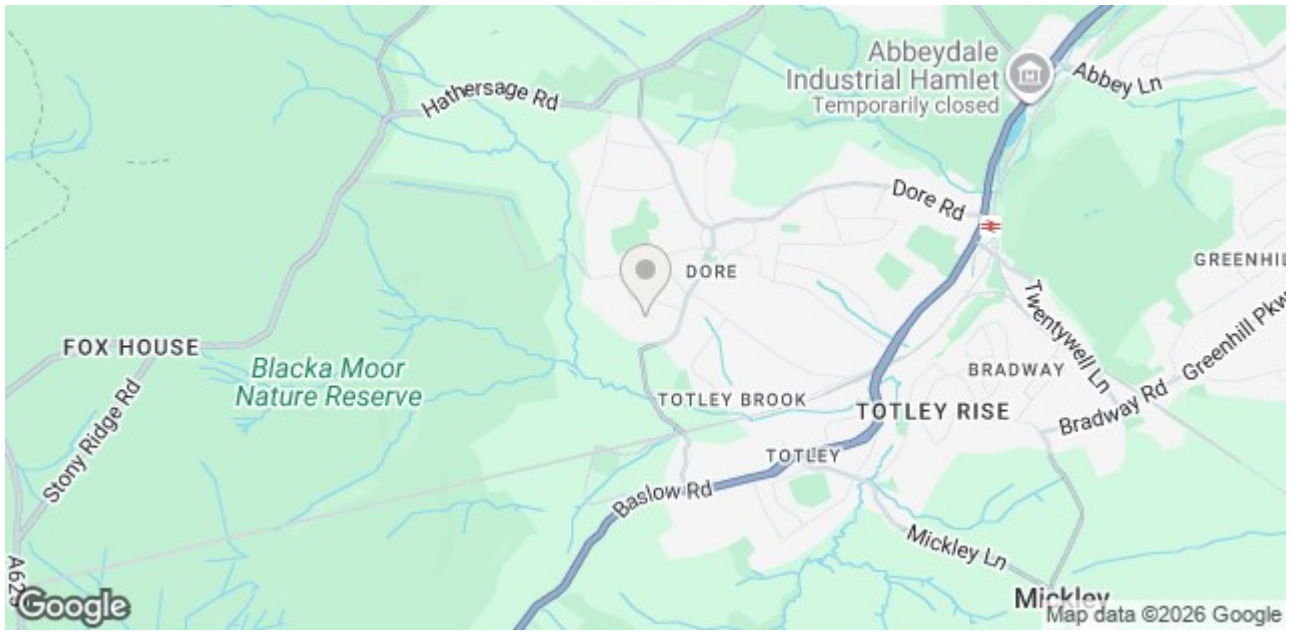


Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.











Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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