

# 301 ECCLESALL ROAD SOUTH



BLENHEIM



301 ECCLESALL ROAD SOUTH  
OCCUPIES A DESIRABLE POSITION  
WITHIN A SOUGHT-AFTER AREA AND  
STANDS WITHIN A QUARTER OF AN  
ACRE (APPROX.).

*This substantial four bedroomed detached residence is offered for sale with no chain and presents a fabulous opportunity to modernise the accommodation to your taste, or alternatively potential for development (subject to planning permission).*



\*IMAGE FOR ILLUSTRATION PURPOSES ONLY



ENTRANCE HALLWAY

An entrance hallway with herringbone parquet flooring welcomes you into the home, and connects to a bright breakfast kitchen with doors opening to the rear garden and two well-proportioned reception rooms.

Arranged across the first floor are four bedrooms, three of which are good-sized doubles, and the main bedroom incorporates an en-suite shower room. There is also a bathroom with a separate WC.

The property sits back from the road behind a large in-and-out driveway, which provides parking for several vehicles and is accompanied by a lawned front garden. To one side of the house is a garage. To the rear of the property is a sizeable garden that is fully enclosed.

The locality of Ecclesall has convenient access to a range of amenities such as restaurants, shops and cafes. Reputable schooling is available within the area, including Dobcroft and Silverdale, making this suburb a popular choice for families. There are plenty of outdoor spaces close by at Ecclesall Woods, Whirlow Brook Park and Millhouses Park. For other recreational activities, Abbeydale Sports Club is a short drive away, and there are multiple golf clubs, namely Beauchief, Abbeydale and Dore & Totley. Rail journeys are made easy by Dore & Totley train station, which is located just a short distance from the home and provides routes to Sheffield, Manchester and connecting lines to London.

**The property briefly comprises of on the ground floor:** Entrance hallway, lounge, dining room and breakfast kitchen. Accessed externally is a garage.

**On the first floor:** Landing, bedroom 1, bedroom 1 en-suite shower room, bedroom 2, bedroom 3, bedroom 4, bathroom and WC.



# GROUND FLOOR

*A composite entrance door with double glazed obscured panels and matching side panels opens to the entrance hallway.*

## Entrance Hallway

Having a front facing timber double glazed decorative obscured panel, coved ceiling, wall mounted light points, central heating radiator, telephone point and herringbone parquet flooring. Timber doors open to the lounge, dining room and breakfast kitchen.

## Lounge

23'7 x 12'4 (7.19m x 3.76m)

A spacious reception room with a front facing UPVC double glazed bay window, coved ceiling, pendant light points, wall mounted light points, central heating radiator, TV/aerial point and oak flooring. The focal point of the room is the coal effect gas fireplace with a marble mantel, surround and hearth. Double UPVC doors with double glazed panels and matching side panels open to the rear of the property.

## Dining Room

12'7 x 9'8 (3.84m x 2.95m)

A good-sized dining room with a rear facing UPVC double glazed square bay window, coved ceiling, central heating radiator and tiled flooring.

## Breakfast Kitchen

19'5 x 11'2 (5.88m x 3.40m)

Having a front facing UPVC double glazed window, coved ceiling, flush light points and tiled flooring. A range of fitted base/wall and drawer units incorporate work surfaces, tiled splashbacks and an inset 1.5 bowl sink with a chrome mixer tap. There is a four-ring gas hob with an extractor fan above, a Newworld fan assisted oven and a full-height fridge/freezer. Within the cabinetry is space/provision for a dishwasher and a washing machine. A timber door with obscured glazed panels opens to the left side of the property. Double UPVC doors with double glazed panels and matching panels above also open to the rear of the property.

From the entrance hall, a staircase with a handrail, balustrading and an under-stairs storage cupboard housing the boiler rises to the first floor.



LOUNGE



LOUNGE



LOUNGE



DINING ROOM





BREAKFAST KITCHEN



BREAKFAST KITCHEN



ENTRANCE HALLWAY

# FIRST FLOOR

## Landing

Having a front facing UPVC double glazed window, coved ceiling, wall mounted light points and built-in cupboards. Timber doors open to bedroom 1, bedroom 2, bedroom 3, bedroom 4, bathroom and WC. Access can also be gained to the loft space.

## Bedroom 1

12'4 x 12'2 (3.77m x 3.72m)

A generously proportioned bedroom with a rear facing UPVC double glazed bay window, coved ceiling, wall mounted light points, central heating radiators and a TV/ aerial point. To one wall are built-in wardrobes with long hanging, shelving and drawers. Double timber doors with obscured glazed panels open to the bedroom 1 en-suite shower room.

## Bedroom 1 En-Suite Shower Room

Having a coved ceiling, recessed lighting, extractor fan, fully tiled walls and tiled flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional taps. Also having a shower enclosure with a fitted shower and a glazed screen/door.

## Bedroom 2

12'4 x 8'11 (3.77m x 2.72m)

A double bedroom with a front facing UPVC double glazed bay window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. A range of fitted furniture incorporates short hanging and shelving.

## Bedroom 3

10'6 x 9'10 (3.19m x 3.00m)

Having a rear facing UPVC double glazed window, coved ceiling, flush light point and a central heating radiator.

## Bedroom 4

10'6 x 9'2 (3.19m x 2.80m)

Having a front facing UPVC double glazed window, coved ceiling, recessed lighting, central heating radiator and a TV/ aerial point.

## Bathroom

Having a rear facing UPVC double glazed obscured window, coved ceiling, pendant light point, wall mounted light point and a central heating radiator. There is a pedestal wash hand basin with a chrome mixer tap and a panelled bath with traditional chrome taps.

## WC

Having a rear facing UPVC double glazed obscured window, coved ceiling, pendant light point, partially tiled walls, low-level WC and tiled flooring.



LANDING



BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 1 EN-SUITE SHOWER ROOM



BEDROOM 3

# EXTERIOR & GARDENS

Set within stone walling, two openings lead to a gravelled in-and-out driveway that provides parking for several vehicles and has exterior lighting and mature trees/shrubs. Also to the front is a garden that is mainly laid to lawn and has mature trees and shrubs. Access can be gained to the main entrance door and garage.

## Garage

20'8 x 13'9 (6.30m x 4.20m)

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

From the driveway, a timber pedestrian gate opens to a pathway with a water tap at the left side of the property, and a further wooden door with an obscured glazed panel opens to a continuation of the pathway. There is exterior lighting and access can be gained to the garage and breakfast kitchen. The path continues to the rear.

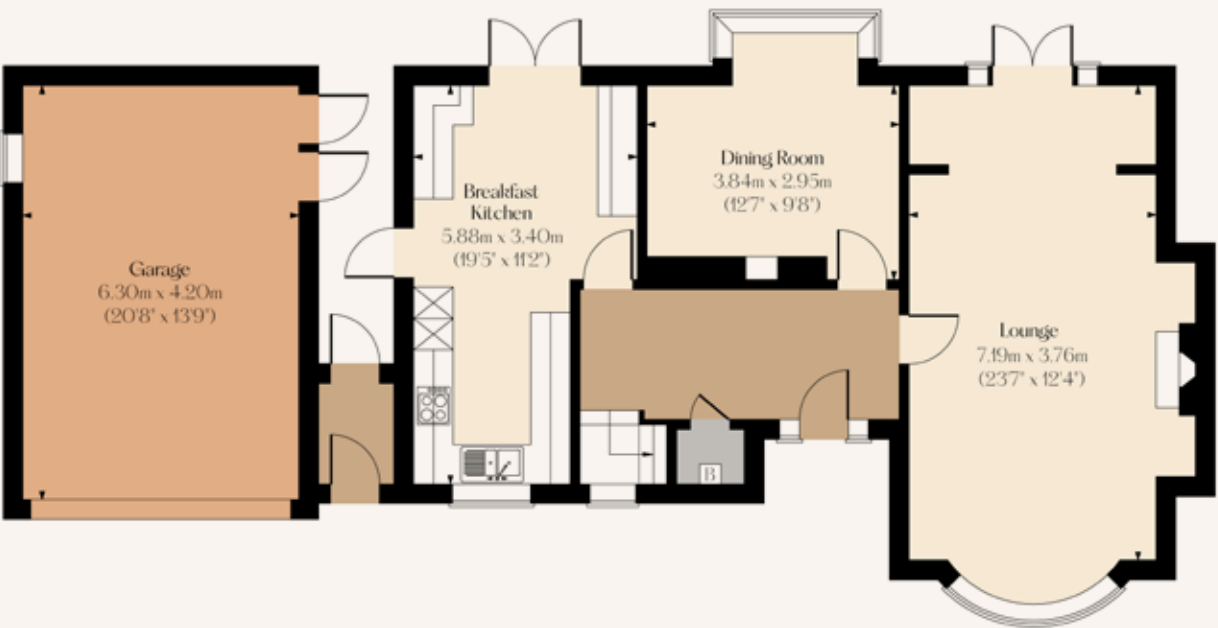
Another pedestrian gate opens from the driveway to a path at the right side of the property, which leads to the rear.

To the rear is a garden that is mainly laid to lawn and has mature trees, shrubs and two paved patio areas. Access can be gained to the breakfast kitchen and lounge.



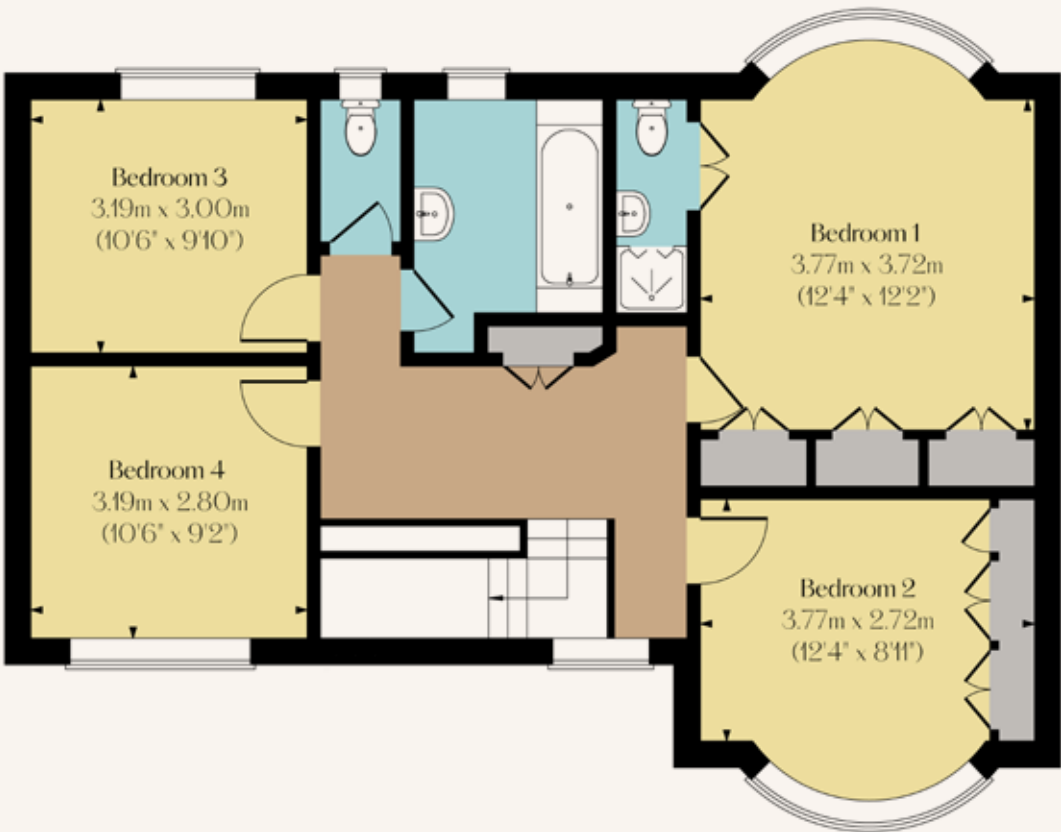
# GROUND FLOOR

Ground Floor Approximate Floor Area:  
808 SQ.FT. (75.1 SQ.M)  
  
Garage Approximate Floor Area:  
284 SQ.FT. (26.4 SQ.M)



# FIRST FLOOR

First Floor Approximate Floor Area:  
811 SQ.FT. (75.3 SQ.M)  
  
Total Approximate Floor Area (Including Garage):  
1903 SQ.FT. (176.8 SQ.M)



|                    |                  |
|--------------------|------------------|
| BEDROOMS<br>4      | BATHROOMS<br>2   |
| LIVING ROOMS<br>2  | SQFT<br>1,903    |
| TENURE<br>Freehold | COUNCIL TAX<br>G |

Services

The services are assumed to be 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

There are covenants but no easements or 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.

| SCORE | ENERGY RATING | CURRENT | POTENTIAL |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81–91 | B             |         |           |
| 69–80 | C             |         |           |
| 55–68 | D             | 66      | 71        |
| 39–54 | E             |         |           |
| 21–38 | F             |         |           |
| 01–20 | G             |         |           |

# 301 ECCLESALL ROAD SOUTH

Ecclesall, Sheffield, South Yorkshire,  
S11 9PQ

Offers in Excess of  
£900,000

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

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*move* YOU

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