







1 Whirlow Grange Avenue

Whirlow • Sheffield • S11 9RW

Offers in the Region of £1,075,000

Occupying one of the largest plots within this Whirlow development, on the edge of beautiful countryside is a spacious 6 double bedroom detached family home. Offers flexible living over 3 levels with potential to develop subject to necessary consents. Featuring 3 reception rooms, 6 double bedrooms, 3 bathrooms, 2 garages and generous south facing wrap around garden. The property enters through a tiled welcoming hallway leading to 2 bay fronted, spacious reception rooms, a formal lounge and dining room, beautifully presented with a pleasant front garden outlook. To the rear the hub of the home is a fabulous open plan living space filled with natural light pouring in from the garden room and providing direct access to the rear garden. A versatile area perfect for family life and entertaining. The kitchen is fitted with shaker style wall and base units, finished with granite worktops. Integrated appliances include double oven, gas hob, microwave, extractor and dishwasher with space and plumbing for an American style fridge. A separate utility offers additional storage with space and plumbing, also housing the Vaillant condensing boiler. The first-floor features 3 generous double bedrooms, including the master suite, incorporating dressing area and ensuite shower. The stylish modern, family bathroom is equipped with freestanding bath, shower cubicle and Kelly Hoppen fixtures. The second floor offers a spacious landing creating a flexible living space leading to a further 3 double bedrooms, jack and jill bathroom and built in storage. Externally the property sits within enclosed grounds offering an attractive wrap around garden and gates providing a secluded, private plot. A generous garden offers potential to develop subject to necessary consents. A driveway creates off street parking and leads to a double garage. Whirlow Park is a highly sought-after road, one of the very best, well-served by highly regarded schools, Ecclesall Woods and nearby parks, shops, and amenities in Dore and Ecclesall, a range of recreational facilities, public transport, and access links to Dore Train Station, the city centre, hospitals, universities, football grounds, and the Peak District.





- One of Largest Plots on this Whirlow Development
- Spacious Detached Family Home
- Stylish Bathrooms with Kelly Hoppen Fixtures
- Fabulous Flexible Living Space
- 6 Double Bedrooms

- Offers Potential to Extend Subject to Consents
- Driveway & Double Garage
- Generous Wraparound South Facing Garden
- Freehold
- Council Tax Band H, EPC Rating D



1 WHIRLOW GRANGE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 290.0 SQ M / 3122 SQ FT

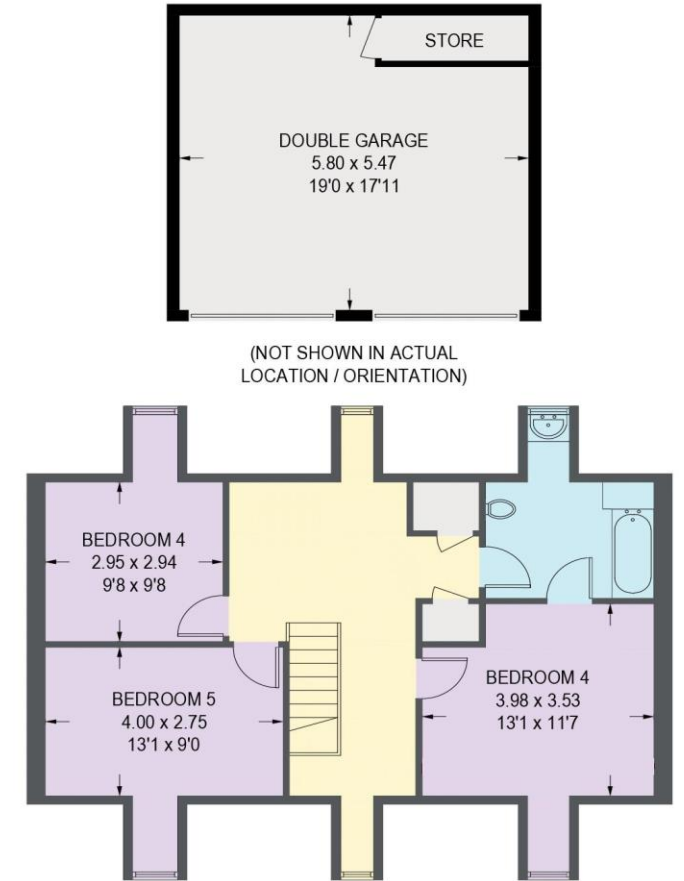
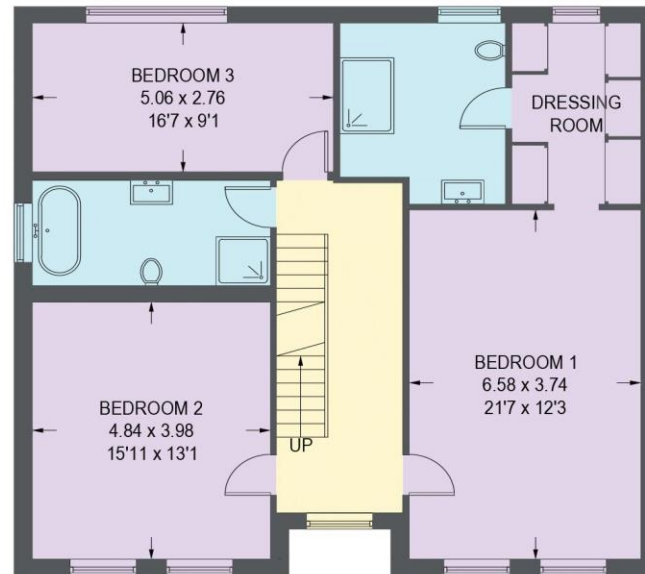
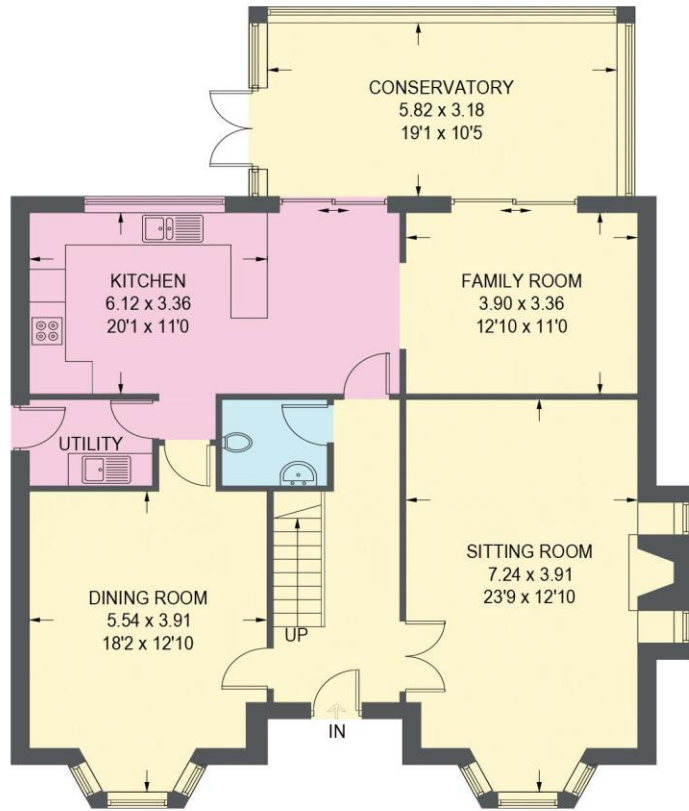


Illustration for identification purposes only, measurements are approximate, not to scale

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.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868