



£440,000 OIRO

Dobbs Close, Killamarsh, Sheffield

Detached House | 5 Bedrooms | 3 Bathrooms

01709 912730



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Step Inside

Key Features

- High Specification Executive Family Home Set Over Three Floors
- Five Double Bedrooms & Two Ensuites
- Beautifull Fitted Breakfast Kitchen with Open Plan Dining Area & Stunning Orangery
- Spacious Lounge and Further Family Room/ Snug
- Utility & Downstairs WC
- Driveway & Adjoining Double Garage
- Highly Sought-After Location...VIEWING HIGHLY ADVISED...!

Property Description

STYLISH AND EXECUTIVE, A HOME YOU'LL DESIRE THE MOST...HEADING AN IDYLIC CUL-DE-SAC ON DOBBS CLOSE...! I

Uflit are more than delighted to welcome to the market this STYLISH EXECUTIVE detached FIVE DOUBLE BED family home set over three floors offering a HIGH SPECIFICATION of MODERN LIVING throughout.

Main Particulars

STYLISH AND EXECUTIVE, A HOME YOU'LL DESIRE THE MOST...HEADING AN IDYLIC CUL-DE-SAC ON DOBBS CLOSE...! I

Uflit are more than delighted to welcome to the market this STYLISH EXECUTIVE detached FIVE DOUBLE BED family home set over three floors offering a HIGH SPECIFICATION of MODERN LIVING throughout. To the downstairs accommodation this spacious and well-proportioned home boasts a warming hallway with central staircase leading to a bright and spacious living room opening to the stunning orangery and a separate family room/ snug. The heart and hub of the home is the modern open plan breakfast kitchen diner with separate utility and downstairs wc. The kitchen is also complimented with an opening to the orangery, creating light, space and a spectacular star gazing glazed roof. To the first-floor accommodation a superb master bedroom with ensuite, two further double bedrooms and a stunning family bathroom benefitting from both bath and shower. The second floor offers two further double bedrooms with bedroom two also benefitting from an ensuite. The property also benefits from an alarm system and remotely operated day and night blinds. Occupying an idyllic cul-de-sac position with an attractive frontage, a driveway providing off-road parking leading to the adjoining double garage, an enclosed rear garden with delicately tiered patios can also be found at this FANTASTIC FAMILY HOME...if the price is right a negotiable hot tub creating a fabulous entertaining area! Located on a highly sought-after modern development in Killamarsh close to local amenities, excellent transport links and schools. Viewing is highly recommended to appreciate the standard of accommodation on offer...Don't delay call Uflit today 01709 912730.

Council Tax Band: E

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a solid wood glazed door with glazed side panels to a warming hallway featuring beautiful tiled flooring which seamlessly flows through to the open plan living area, radiator and central carpeted spindled stairs to the first- floor accommodation. Doors giving access to the family room/snug, wc, lounge, and breakfast kitchen/ dining area. Spot lighting illuminates and feature walls throughout the property emulate the standard on offer.

Living room w: 3.6m x l: 6.8m (w: 11' 10" x l: 22' 4")

A fabulous spacious and modern living area boasting a large front facing upvc window allowing the light to flow through this entire space. LVT flooring seamlessly flows throughout and two radiators add warmth. A focal fireplace takes center stage with marble façade and an opening to the spectacular orangery.

Family Room/ Snug w: 3m x l: 2.9m (w: 9' 10" x l: 9' 6")

A further reception room with front facing upvc window, radiator and carpeted flooring.

Breakfast kitchen w: 3m x l: 4.1m (w: 9' 10" x l: 13' 5")

A great family entertainment space and a focal point of this family home featuring a high spec modern kitchen comprising of a range of high gloss wall and base units with complimentary granite worksurface areas, matching upstands and tiled back panels and a central breakfast island with complimentary granite split to a bespoke solid wood breakfast bar further compliments. Appliances to include double oven, gas hob and extractor, integrated dishwasher and fridge freezer. Undercounter, plinth and spot lighting create the mood and a radiator adds warmth. Beautiful tiled flooring flowing throughout this space into the utility area and through to a fabulous addition to the property a beautiful orangery.

Orangery w: 8m x l: 3.4m (w: 26' 3" x l: 11' 2")

Comprising of a continuation of the tiled flooring, two radiators, four rear facing upvc windows with two sets of French doors opening to the garden and a vaulted glazed atrium adds to the light and creates a fabulous feature.

Utility w: 2m x l: 1.7m (w: 6' 7" x l: 5' 7")

With a further range of base units with complimentary granite worksurface areas with tiled back panels and upstands with plumbing for further utilities, a continuation of the tiled flooring, radiator, spot lighting and a large rear facing window.

WC

A beautiful wc comprising of a low level wc, corner wash hand basin with tiled back panel, a continuation of the tiled flooring, spot lighting and radiator.

FIRST FLOOR:

A galleried staircase with spindled bannister rail creating a parapet to the landing with further spindled stairs to the second floor accommodation. Carpeted flooring, radiator, front facing upvc window, spot lighting and doors giving access to master bedroom, two further double bedrooms, family bathroom and storage cupboard.

Master bedroom w: 3.6m x l: 5m (w: 11' 10" x l: 16' 5")

A luxurious master bedroom with a front facing upvc window, radiator and carpeted flooring. A large range of modern fitted wardrobes and a door giving access to the ensuite.

Ensuite w: 2.1m x l: 1.8m (w: 6' 11" x l: 5' 11")

A beautifully appointed ensuite partially tiled comprising of a low level wc, vanity wash hand basin and built-in shower. Heated towel rail, spot lighting and rear facing upvc window.

Bedroom 4 w: 3.1m x l: 3.2m (w: 10' 2" x l: 10' 6")

A further double bedroom with carpeted flooring, radiator and a front facing upvc window.

Bedroom 5 w: 3.1m x l: 3m (w: 10' 2" x l: 9' 10")

A further double bedroom with a range of built-in wardrobes, rear facing upvc window, radiator and carpeted flooring.

Family Bathroom w: 3.4m x l: 1.8m (w: 11' 2" x l: 5' 11")

A beautiful modern family bathroom benefitting from both bath and shower comprising of a freestanding bath sat on a bespoke platform with floor mounted tap and shower, a vanity floating wash hand basin, low level wc and separate built-in shower area. Fully tiled walls with a striking feature wall, contrasting floor tiling, heated towel rail, spot lighting and a rear facing upvc window.

SECOND FLOOR:

A further spindled carpeted landing with Velux window, eaves storage and doors giving access to two further bedrooms.

Bedroom 2 w: 3m x l: 4.4m (w: 9' 10" x l: 14' 5")

A further double bedroom with a range of fitted wardrobes, front facing upvc window, rear Velux, radiator, carpeted flooring and a door to the ensuite.

Ensuite

A beautifully appointed ensuite partially tiled comprising of a low level wc, wash hand basin and built-in shower. Radiator, spot lighting, vinyl flooring and a Velux window.

Bedroom 5 w: 3.6m x l: 4.3m (w: 11' 10" x l: 14' 1")

A further double bedroom with a range of fitted wardrobes and office furniture, front facing upvc window, rear Velux, radiator and carpeted flooring.

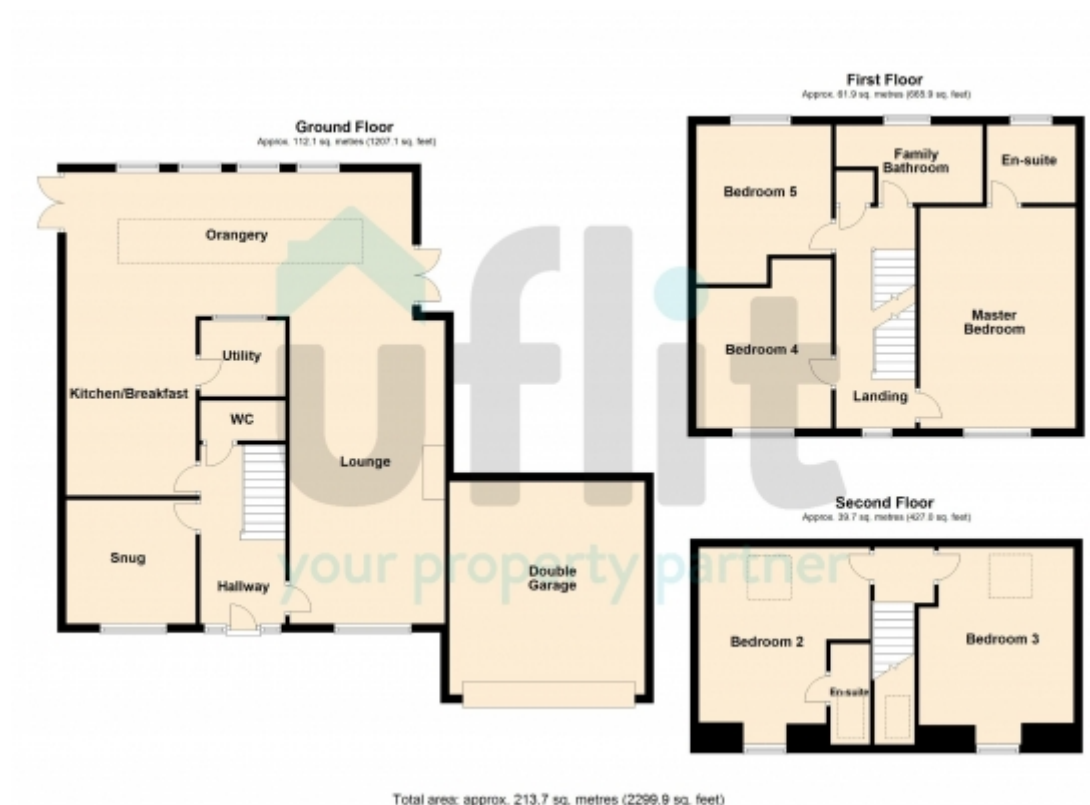
Outside

Commanding a sizeable plot with a welcoming frontage with manicured foliage protecting a low maintenance Astro turf garden with decorative stone borders. A driveway provides off-road parking which in turn leads to a large adjoining double garage. A beautiful Indian stone path wraps around the property with rear gated access. To the rear a decked patio area with hot tub (negotiable) leads to further delicately tiered decked patios with sleeper borders and low maintenance decorative borders all privately enclosed.

Double Garage w: 4.5m x l: 4.9m (w: 14' 9" x l: 16' 1")

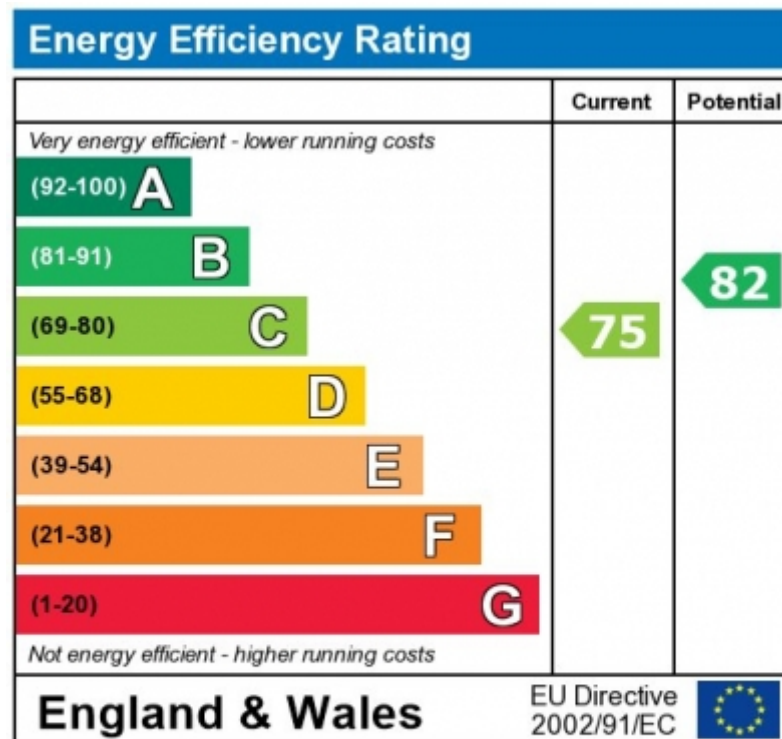
With a large up and over door and electrics.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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