



Lobelia Court, South Anston Sheffield S25 5HX

welcome to

Lobelia Court, South Anston Sheffield

NOT TO BE MISSED....An imposing FIVE bedroom detached family home. Effectively EXTENDED to provide excellent and versatile living space which must be viewed to be fully appreciated. Located at the head of a cul de sac in this very popular and prestigious residential area. VIEWINGS ADVISED!!



Entrance Porch

Composite front entrance door leads into the porch with double glazed windows, spotlights to ceiling and a built in storage cupboard. Glazed door opens into hallway.

Entrance Hallway

A welcoming hallway featuring solid oak flooring, spotlights to ceiling, central heating radiator and walk in closet with a further radiator. From the hallway a door opens into the integral garage.

Lounge

Elegant lounge featuring a large double glazed bow window overlooking the front garden. Two central heating radiators. Glazed double doors opening into the dining room.

Dining Room

Impressive dining room with vaulted ceiling and double Velux window. Having a continuation of the solid oak flooring, central heating radiator, spotlights to the ceiling and double glazed windows to side and rear aspect.

Internal Hallway

Leading off to the kitchen this is a very useful study/library area with floor to ceiling built in glass cabinets, base units and drawers. Solid oak flooring and spotlights to ceiling.

Kitchen

Truly the heart of this home. Stunning kitchen having a comprehensive range of bespoke hand crafted and hand painted solid oak units with under cabinet lighting including a pull out larder and carousel unit. Black granite worktops and upstands to base cabinets. A granite topped central island and breakfast bar having inset sink and drainer and integrated dishwasher with pendant lighting above. Space for a large American style fridge freezer. The three oven Aga with an additional double electric fan oven and gas hob is the focal point of the kitchen. The kitchen is complimented with solid oak flooring, two central heating radiators, spotlights to ceiling

and French doors out to the garden.

Utility Room

Having a base unit with inset porcelain Belfast sink and pink quartz worktop, plumbing for washing machine and space for tumble drier below. A floor to ceiling cupboard provides useful storage. Quarry tiling to the floor, spotlights to the ceiling and a side facing double glazed stable style door. Perfect for when the children come in from their Sunday football match or bringing the dog in from a muddy walk..

Shower Room

Located off the utility room. Being fully tiled and featuring an electric shower, heated towel rail and Villeroy & Boch low flush WC and vanity sink inset to base unit. Lit vanity mirror and spotlights to the ceiling.

First Floor And Landing

Spindled oak staircase and balustrade to the landing, airing cupboard and access to boarded loft with pull down ladder.

Master Bedroom

Forming part of the extension a fabulous and spacious master bedroom with vaulted ceiling, double glazed window overlooking the rear garden and two Velux windows providing additional natural light, Track spotlights to the ceiling. A generous range of bespoke handcrafted floor to ceiling wardrobes with space for all your handbags, hats and shoes with matching drawers providing ample storage.

En-Suite

Fitted with Villeroy & Boch hand wash basin and WC. corner shower enclosure, heated towel rail, spotlights to the ceiling, partial tiling to the walls and Amtico floor covering. Lit vanity mirror.

Bedroom Two

Front facing room with double glazed window and central heating radiator.

Bedroom Three

Having a double glazed window to side elevation and central heating radiator.

Bedroom Four

Rear facing room with double glazed window and central heating radiator.

Bedroom Five

Versatile room which would also be perfect for a dressing room, playroom or office. Featuring a front facing double glazed window and side Velux window. Built in wardrobe and bookcase providing storage. Spotlights to the ceiling and two central heating radiators.

Family Bathroom

Having Villeroy & Boch paneled bath with shower over and glazed side screen, Villeroy & Boch low flush WC and vanity hand wash basin, heated towel rail, spotlights to the ceiling and partial tiling to the walls with fixed vanity mirror. Amtico floor covering.

Exterior And Gardens

The front of the property boasts a generous garden laid to lawn with mature planted borders and a driveway for several vehicles. To the rear is a good sized private and secluded lawned garden along with paved patio area perfect for outdoor entertaining and alfresco dining. Pathways to either side of the property, timber shed and external power socket. External lighting to the front, side and rear of the property.

Integral Garage

Having remote controlled electric door, power and lighting, storage cupboards and an electric car charging point.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the



view this property online williamhbrown.co.uk/Property/DGT107786



welcome to

Lobelia Court, South Anston Sheffield

- Impressive five bedroom detached family home
- Effectively extended to provide versatile living space
- Having bespoke, handcrafted kitchen and bedroom furniture
- Head of cul de sac with ample parking and garage
- VIEWING ESSENTIAL

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£465,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107786



Property Ref:
DGT107786 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk