



Fernleigh Mount, 116 Totley Brook Road

Sheffield, S17 3QU

Description

A substantial, stone built detached family home situated close to the beautiful surrounding countryside and the 'outstanding', Ofsted rated schooling that is found within the very desirable village of Dore. This large home boasts an impressive 3660 square feet of beautifully presented accommodation over three floors, ideal for the family market and offers six versatile bedrooms complemented by five luxurious bathrooms and a stunning, open plan dining kitchen overlooking the landscaped gardens. The property forms part of this intimate and exclusive development on Totley Brook Road and was constructed in the last decade; as such the modern building regs help with the retention of energy and helps to keep the cost of utilities down and there is Cat 5 cabling to help with internet connection throughout the home. Recent upgrades in the house include the installation of fashionable panelling in the welcoming reception hall, a top of the range Karl Benz kitchen, which provides the wow factor and the feeling of luxury, landscaping in the garden and the conversion of one of the first floor bedrooms into a home cinema/extra reception room. Dore has long been regarded as one of the City's most desirable locations, with outstanding schooling, challenging golf courses and speedy transport links combining with a host of award winning public houses, restaurants and cafes to create a thriving social scene. For those with a love of the great outdoors the close proximity of the surrounding countryside will also appeal and within a thirty minute walk from your own front door you can find yourself at the top of the beautiful Blacka Moor enjoying the panoramic views across the Steel City.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an



- Six large double bedrooms offering a huge degree of versatility in their use.
- Sitting room with media wall and glazed door opening to the kitchen.
- Home office, utility room and ground floor W.C.
- Council Tax Band G/Freehold and EPC rating C-80.
- Five luxurious bathrooms with modern suites framed by elegant Travertine tiling.
- Substantial, open plan living kitchen with oversized Porcelain floor tiles and two sets of French windows opening to the lovely garden.
- Block paved off road parking set behind electric security gates for peace of mind, and a lovely, landscaped garden to the rear.
- Wide and welcoming reception hall situated below the spacious, galleried landing.
- Top of the range, Karl Benz kitchen featuring integrated Miele appliances and gorgeous white granite work tops extending to the large island unit.
- Modern zoned and pressurised heating system, fully double glazed and CCTV for added security.

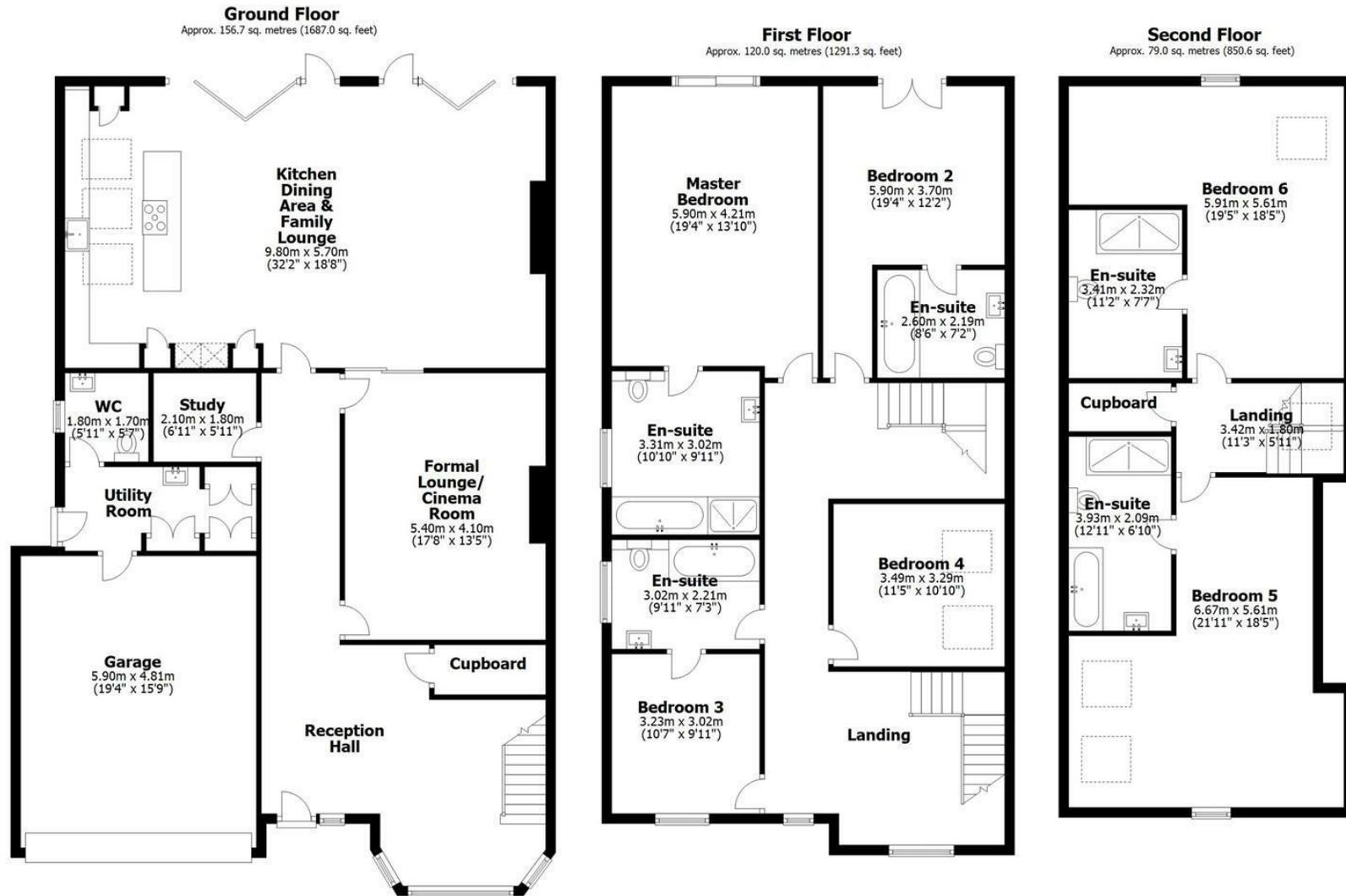


offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer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









Total area: approx. 355.7 sq. metres (3828.9 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840

