



**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 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.



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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

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Property Ref:  
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