

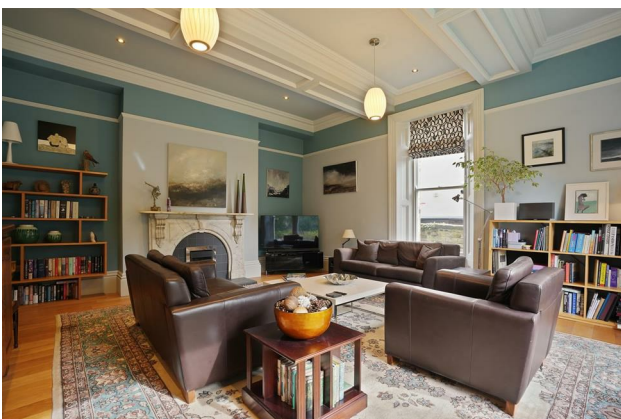
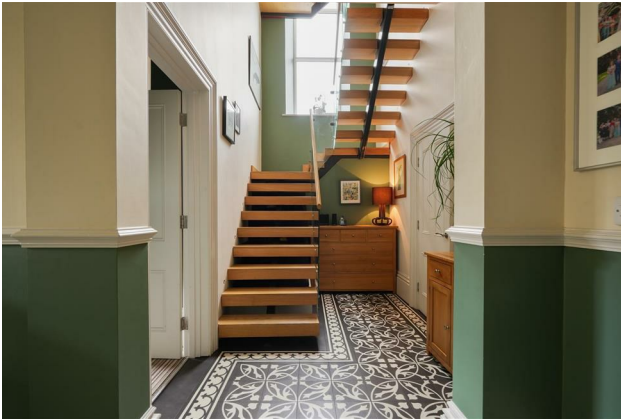
# HUNTERS®

HERE TO GET *you* THERE

40 Kenwood Road, Nether Edge, Sheffield, S7 1NQ

£1,500,000

Property Images



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## Property Images



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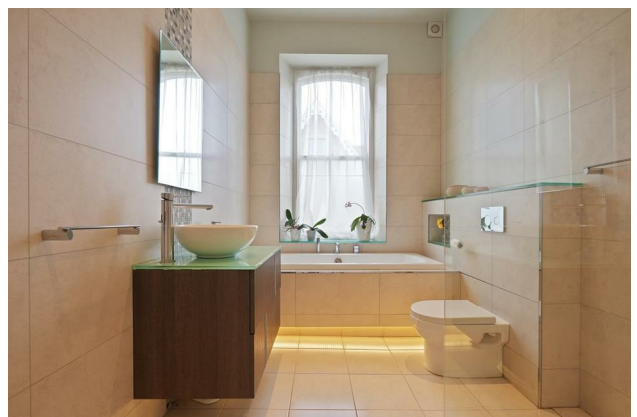
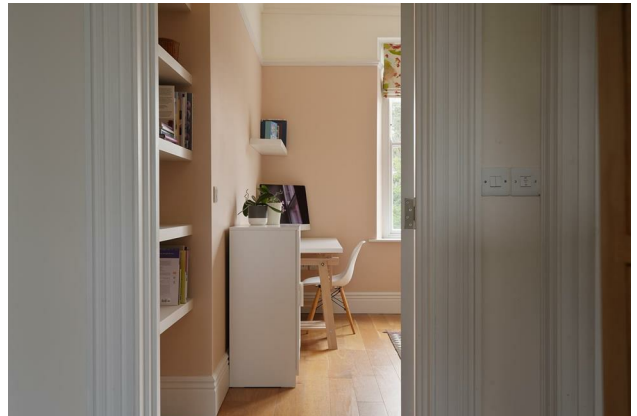
## Property Images



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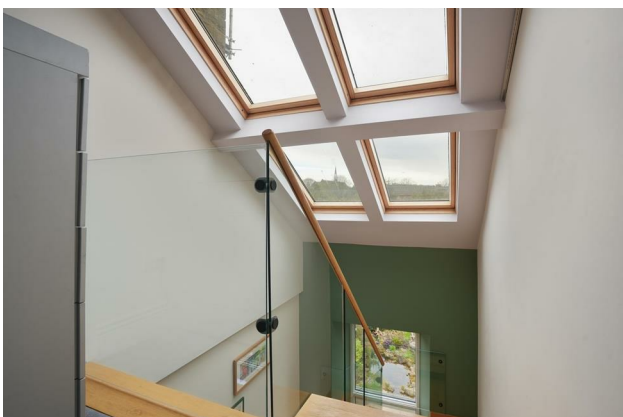
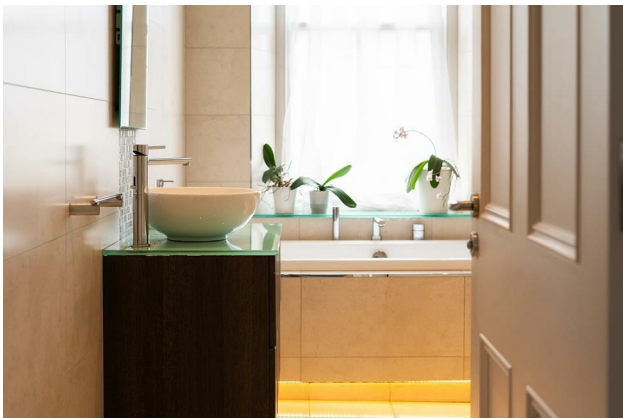
## Property Images

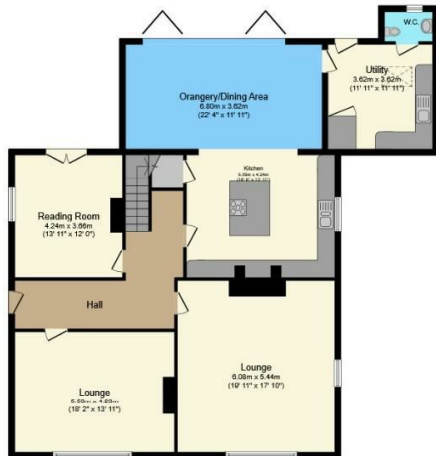


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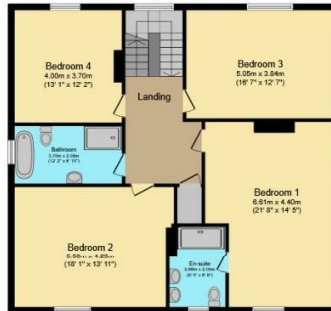
## Property Images





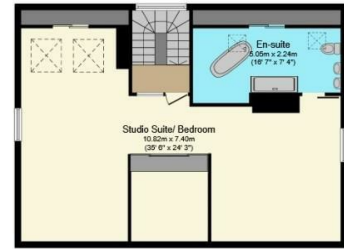
**Ground Floor**

Floor area 156.3 sq.m. (1,683 sq.ft.)



**First Floor**

Floor area 114.5 sq.m. (1,233 sq.ft.)



**Second Floor**

Floor area 84.0 sq.m. (905 sq.ft.)

**Total floor area: 354.9 sq.m. (3,820 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 3 Receptions: 3 Tenure: Freehold

## Summary

The charming suburb of Nether Edge, this exquisite detached stone-built residence on Kenwood Road offers a perfect blend of Victorian elegance and modern luxury. Spanning an impressive 3,900 sq ft, this five-bedroom, three-bathroom home is a true gem, having been thoughtfully designed and finished to a high standard.

As you enter, you are greeted by an 'L' shaped entrance hall that leads to the stunning bespoke staircase, a striking centrepiece that gracefully ascends to the upper levels. The ground floor boasts three reception rooms, including two spacious front-facing rooms adorned with feature fireplaces, perfect for cosy evenings. A more intimate reading or study area, complete with its own stove, provides a tranquil retreat.

The heart of the home is undoubtedly the Keller kitchen, featuring matching wall and base units, an island, and a Rayburn oven. This culinary haven seamlessly flows into the orangery dining room, where floor-to-ceiling bifold glazing invites natural light and opens up to the beautifully manicured garden, ideal for entertaining or enjoying family gatherings. Additional conveniences include a separate utility room, a ground floor w.c., and access to the cellar rooms in the basement.

On the first floor, an open landing with rear glazing leads to four generously sized double bedrooms, one of which boasts an ensuite, alongside a luxurious family bathroom. Ascending to the second floor, you will find a private suite that encompasses living, dressing, and sleeping areas, complemented by a wrap-around bathroom.

Externally, the property features well-maintained gardens at the front, with a driveway accommodating up to five vehicles and leading to a detached garage. The rear walled English country garden is a true sanctuary, offering well-stocked herbaceous borders, level lawn, patio seating with a pergola and arbour, along with mature trees and shrubs that all enhance the overall appeal of this remarkable home.

## Features

- Beautiful stone built residence
- Underfloor heating to all levels
- High quality UK manufactured Mode lighting & lighting control
- Period wall and ceiling features
- Cellar rooms offer possible further expansion
- Fabulous top floor bedroom suite
- Three luxury bathrooms
- Driveway leading to a detached garage - historic planning permission to convert into a garden room
- Beautiful landscaped garden with stone outbuilding
- Energy Performance Rating D