The House
2 Cavendish Avenue, Dore, Sheffield
One of the Best Residences in the Heart of Dore
Welcome to The House

A unique opportunity has arisen to acquire this magnificently appointed, five bedroomed, south facing, detached home in probably the best location in Dore.

This superbly appointed ‘L’ shaped property is situated in one of the most sought after locations of Sheffield and offers a wealth of luxury features including fabulous breakfast room and kitchen, study/office, spacious drawing and dining rooms, Leisure Complex with Heated Indoor Swimming Pool and Gymnasium, fabulous Entertainment Suite and Triple Garaging. All set within meticulous gardens and enclosed grounds offering privacy and security to this magnificent family home.

The property briefly comprises on the ground floor:

**Entrance Vestibule**
With slate tiled floor and fitted mat well.

**Cloakroom**
With slate effect tiled floor, fitted central heating radiator, obscured leaded window and fitted cloaks rail.

**Entrance Hall**
An impressive reception hall, stunningly decorated with deep skirtings, fitted central heating radiators and coved ceiling. An Oak staircase rises to the first floor landing.

**WC**
Having a modern suite in white comprising wall hung WC, wash hand basin and heated towel rail. There is an obscured leaded window, tiling to walls and floor and extractor fan.

**Formal Lounge**
29’2 x 20’10 (8.9m x 6.3m)
Double Oak doors open to this beautifully presented reception room. Full height double doors provide access to the rear garden and seating area with additional double glazed and leaded windows to the front and rear. There are central heating radiators with decorative covers, recessed lighting, coved ceiling and deep skirtings. A focal point of this room is the contemporary style stone fire surround with raised coal/log effect fire. A sound system is also installed.

**Dining Room**
21’5 x 12’10 (6.5m x 3.9m)
A splendid room for family entertaining having double glazed doors with matching side panels leading onto the rear sun terraces, two side facing windows, recessed lighting, fitted central heating radiators, coved ceiling, deep skirtings and picture light points.

**Breakfast Room and Kitchen**
31’10 x 12’10 (9.7m x 3.9m)

**Seating Area**
An area to relax, entertain and dine with full height double glazed doors giving access to the delightful rear terrace and gardens, “Karndean” flooring, two vertical central heating radiators, windows to side and coved ceiling.

**Handcrafted Kitchen**
Fully fitted with an impressive range of base, wall and drawer units in light Oak and high gloss cream with matching “Corian” work surfaces and two bowl sink with chrome extendable mixer tap. The extensive range of appliances includes two built in “Miele” fan assisted ovens, microwave oven and plate warmer.

Additionally there is a “Miele” 4 ring induction hob with extractor fan and hood and space for dishwasher and fridge freezer. There is a double glazed and leaded window overlooking the front of the property and built in waste disposal cupboard. A UPVC double glazed door opens to the inner hallway with porcelain tiled floor, fitted central heating radiator, part glazed side entrance door, access to the leisure complex and side entrance hall.
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Luxury, Quality and Style .....

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Gymnasium
22'1 x 6'4 (6.7m x 1.9m)
Having "Karndean" "Durafloor" flooring, chrome and glass balustrading, the balcony giving fabulous views over the heated swimming pool complex.

Heated and Illuminated Swimming Pool
34'4 x 18'8 (10.5m x 5.7m)
No expense has been spared in creating this magnificent leisure facility. The pool has been designed to cater for the serious swimmer or for relaxation. With pitched roof and lighting, half tiled walls and Travertine tiled floor. Full height double glazed doors give access to the rear gardens and terraces, there are full height windows and vented floor heating. The heated swimming pool is regularly serviced and has fitted remote control cover, water filtration system and lighting.

Time for Fun
The Pool Awaits....
Outstanding Entertainment Suite
38’1 x 25’6 (11.6m x 7.8m)
An absolutely unique room to entertain guests with vaulted ceiling and stylish bar.
The built in cinema system, with its’ HD projector, creates cinema quality images on
the 3m wide drop-down screen. This coupled with the outstanding 7.1 surround
sound system truly brings the cinema experience into your home. Having UPVC
double glazed windows, central heating radiators and engineered Oak flooring. The
stylish bar has a designer bar top with under bar illumination, three wine chillers,
contemporary bar lighting and fitted shelving.
Utility/Laundry Room
12'6 x 6'7 (3.8m x 2.0m)
Fitted with base cupboards, matching work surface and stainless steel 1.5 bowl sink with mixer tap. There is plumbing for automatic washer and space for tumble dryer, fitted central heating radiator, tiled floor and part tiled walls.

From the reception hall and inner lobby with central heating radiator and wall light points access is gained to the:

Pool Changing/Shower Room
A spacious changing area with tiled floor, half tiled walls and fitted bench seating. There is a double width shower cubicle with glazed screen and fitted “Mira” shower, heated towel rail and extractor fan. Separate low level WC and pedestal wash hand basin with vanity mirror over.

Doors with coded entry system open to:

Heated and Illuminated Swimming Pool
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Additional Entrance Hall
A part glazed entrance door gives access from the driveway, there is a central heating radiator, and porcelain tiled floor with fabulous staircase rising to the entertainment suite.

Triple Garaging
38'2 x 25'9 (11.6m x 7.9m)
Having three electrically operated up and over doors, light and power, central heating radiator. There is also a useful Belfast style sink and taps.

Pump Room
Housing the heating, filtration and dehumidifier system for the leisure complex.

From the hallway a fabulous staircase rises to the:

First Floor Landing
With Oak flooring, central heating radiator and double sliding doors opening to the:

Gymnasium
22'1 x 6'4 (6.7m x 1.9m)
Having “Karndean” flooring and glass/chrome ballustrading, the balcony giving views over the heated swimming pool complex.

Cloakroom/WC
With tiled floor and half tiled walls. There is a white suite comprising vanity cupboard with inset circular wash hand basin and chrome mixer tap, heated towel rail and extractor fan. A door opens to the separate WC in white.

Entertainment Suite
38'1 x 25'6 (11.6m x 7.8m)
An absolutely unique room to entertain guests with vaulted ceiling and stylish bar. There is a built in 7.1 sound system and a HD home cinema system. Having UPVC double glazed windows, central heating radiators and engineered Oak flooring. The stylish bar has a designer bar top with under bar illumination, three wine chillers, contemporary bar lighting and fitted shelving.

This area is also ideal as a separate apartment to the main house.

Kitchen
9'4 x 8'10 (2.8m x 2.7m)
With tiled floor and partially tiled walls, fitted central heating radiator and extractor fan. There are fitted base cupboards and stainless steel 1.5 bowl sink with mixer tap. Appliances include built in “Indesit” oven, 4 ring hob and wine cooler/warmer. Space is provided for fridge and freezer and plumbing for automatic washer and dishwasher.

Media Store Room
9'9 x 7’7 (3.0m x 2.3m)
With engineered Oak flooring, space for the music system and extensive fitted shelving.

From the main reception hall stairs rise to a first floor small landing with side facing led window. Stairs continue to the:

Main Landing
With front facing UPVC double glazed and leaded window, additional side window, two central heating radiators and built in under stairs store cupboard.

Master Bedroom Suite
19'11 x 19’5 (6.1m x 5.9m)
A wonderfully spacious master bedroom with two front facing UPVC double glazed and leaded windows and pleasant balcony which overlooks the rear gardens. There are rear opening double doors, three central heating radiators with decorative covers and coving to the ceiling. There is also provision for a wall mounted TV and sound system.
Dining Room
21’5 x 12’10 (6.5m x 3.9m)
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Master Bedroom Suite
19’11 x 19’5 (6.1m x 5.9m)
A wonderfully spacious master bedroom with two front facing UPVC double glazed and leaded windows and pleasant balcony which overlooks the rear gardens. There are rear opening double doors, three central heating radiators with decorative covers and coving to the ceiling. There is also provision for a wall mounted TV and sound system.
Relaxation & The House

En Suite Shower/Bathroom/WC
Having UPVC obscured glazed window and suite in white comprising panelled bath with chrome mixer tap and hand shower facility, circular wash hand basin with useful vanity cupboards and low level WC. There is a separate shower cubicle with fitted shower and glazed screen, “Karndean” flooring and fully tiled walls, heated towel rail and extractor fan.

Dressing Room
Having UPVC obscured glazed window to the front and a range of fitted furniture by “Hulsta” comprising of full height wardrobes with short and long hanging.

Guest Bedroom
19’ x 12’10 (5.8m x 3.9m)
A spacious double room with rear facing UPVC double glazed and leaded window, central heating radiators and recessed lighting.

Shower Room/WC
With tiled floor, heated towel rail and fully tiled walls. Suite in white comprising low level WC, wash hand basin and bidet. There is a “P” shaped shower cubicle with fitted rainhead shower, hand shower and front facing UPVC obscured glazed window.

Bedroom 3/Office
14’9 x 12’10 (4.5m x 3.9m)
Currently utilised as an office with UPVC double glazed window to the rear and side, central heating radiator and light Oak, open fitted shelving and drawer units.

A staircase rises from the main landing to the:

Second Floor Landing
With two roof windows and fitted central heating radiator. There is a built in store room housing the hot water cylinder and “Vokera” boilers serving the heating system.

Bedroom 4
11’11 x 10’9 (3.6m x 3.3m)
A spacious double room with central heating radiator and roof window.

A wide opening leads to the:

Lounge
19’ x 8’1 (5.8m x 2.5m)
A pleasant morning room having UPVC double glazed windows and two additional roof windows.

Bedroom 5
13’1 x 10’9 (4.0m x 3.3m)
Side facing double glazed windows, fitted central heating radiator, TV aerial and pendant lighting.

Family Bathroom
Partially tiled, having roof windows and heated towel rail. The suite in white comprises low level WC, pedestal wash hand basin with mixer tap, freestanding bath with polished chrome feet and extractor fan. There is a separate double width shower cubicle with fitted “Mira” shower and glazed screen.

A Sublime Residence in one of the Most Sought After Areas of Sheffield

A Unique Property Offering a Wealth of Elegance and Luxury

Note
All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working condition. All photography is for illustration purposes only.
Exterior and Gardens
The property benefits from external lighting, power points, water tap and a security system. To the front is a shaped property approached via full height electrically operated gates with blocked paved driveway leading to the front and side entrance door. The drive is bounded by raised floral/shape beds, stone walling and wrought iron railings with paths leading to the rear gardens. To the rear is the property are pleasant gardens comprising of immaculately shaped lawns, flower and shrub borders providing privacy and security to this magnificent family home. Steps rise to an extensive paved sun terrace bounded by dwarf stone wall with power, water tap and external lighting.

Timber Summer House
Hand painted and having light and power.
Viewing strictly by appointment with our consultant on 0114 358 2020
Mobile: 07891 400 020

Tenure: Freehold

The House
2 Cavendish Avenue, Dore, Sheffield S17 3NJ
Offers in the Region of £1,595,000