



28 Long Lane
Worrall, Sheffield



A Two Bedroomed Bungalow with Planning
for a Four Bedroom Detached Home...





28 Long Lane

Welcome to 28 Long Lane

A well-proportioned two bedroomed detached bungalow with fabulous far-reaching views and the benefit of planning permission to convert into a four bedroomed home.

28 Long Lane has recently undergone a scheme of redecoration and currently offers a bay windowed lounge, two good-sized bedrooms, separate garden room, family bathroom and a generously-sized rear garden. The existing property provides a superb development opportunity for a purchaser to make use of the planning permission to create a fabulous home, tailored to their requirements.

Planning Reference: 20/03952/FUL

The planning permission allows for conversion into a four bedroomed detached home with a contemporary design. The proposed plans outline that the ground floor would comprise an entrance hall, lounge, office and an open plan living kitchen with a WC. On the first floor, there would be a landing, study, master bedroom with an en-suite shower room, three further double bedrooms, with one bedroom sharing a Jack and Jill en-suite/family bathroom.

Located with good access to the amenities of Worrall and Oughtibridge including public houses, schooling and shops. Also being within a short drive to the amenities of Hillsborough and the Fox Valley Shopping Centre, and having convenient access to Sheffield, Manchester and the Peak District National Park. The property also benefits from having access to countryside walks from the doorstep.

The property briefly comprises of: Entrance porch, entrance hallway, lounge, dining room, kitchen, garden room, garage/store, bedroom 1, bedroom 2 and family bathroom.

Ground Floor

A UPVC door with a double glazed obscured panel and a matching panel above opens to the:

Entrance Porch

A timber door with an obscured glazed panel opens to the:

Entrance Hallway

Having a pendant light point, central heating radiator and access can be gained to a loft space. Timber doors open to the lounge, bedroom 1, bedroom 2 and family bathroom. A timber door with obscured glazed panels also opens to the dining room.

Lounge

12'9 x 11'5 (3.89m x 3.48m)

A well-proportioned reception room with a front facing UPVC double glazed bay window and a side facing decorative obscured glazed panel with a built-in extractor fan. Also having a pendant light point and a central heating radiator. The focal point of the room is the coal effect electric fire with a timber mantel and stone surround/hearth.

From the entrance hallway, a timber door with obscured glazed panels opens to the:

Dining Room

10'5 x 9'11 (3.17m x 3.02m)

Having a side facing timber glazed window, coved ceiling, pendant light point, central heating radiator and a telephone point.

Lounge

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10'5 x 9'11 (3.17m x 3.02m)

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Kitchen

10'6 x 8'4 (3.20m x 2.54m)

Having a rear facing UPVC double glazed window, strip lighting, central heating radiator and a hatch houses the boiler. There's a range of fitted base/wall and drawer units with matching work surfaces, tiled splash backs and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Also having provision for a freestanding cooker and space/plumbing for a washing machine.





Garden Room
17'0 x 8'2 (5.18m x 2.49m)

A versatile room, with timber framed roof lights, rear facing UPVC double glazed panels, side facing timber obscured glazed panels and strip lighting. A UPVC entrance door with a double glazed obscured panel opens to the rear gardens. A timber door with glazed panels also opens to the garage/store.



Bedroom 1

12'8 x 11'6 (3.86m x 3.51m)

A good-sized bedroom with the advantage of far-reaching views. Having a front facing UPVC double glazed bay window, pendant light point, central heating radiators and a telephone point.



A Good-Sized
Double Bedroom





28 Long Lane

Offering Superb Potential for a Purchaser to Make Use of the Planning Permission and Create a Fabulous Family Home

From the dining room, a sliding timber door with obscured glazed panels opens to the:

Kitchen

10'6 x 8'4 (3.20m x 2.54m)

Having a rear facing UPVC double glazed window, strip lighting, central heating radiator and a hatch houses the boiler. There's a range of fitted base/wall and drawer units with matching work surfaces, tiled splash backs and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Also having provision for a freestanding cooker and space/plumbing for a washing machine.

A heavy timber door with obscured glazed panels opens to the:

Garden Room

17'0 x 8'2 (5.18m x 2.49m)

A versatile room, with timber framed roof lights, rear facing UPVC

Bedroom 1

12'8 x 11'6 (3.86m x 3.51m)

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Bedroom 2

9'10 x 8'11 (3.00m x 2.72m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Family Bathroom

Having a rear facing UPVC double glazed obscured window, ceiling light panels, tiled walls and a central heating radiator. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one corner, there's a panelled bath with traditional chrome taps and a fitted Heatstore shower above.

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Family Bathroom

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Garage/Store

12'7 x 8'2 (3.84m x 2.49m)

A generously-sized storage space with a side facing timber obscured glazed panel and strip lighting. Double timber sliding doors and a separate UPVC entrance door with a double glazed panel open to the front of the property.

From the entrance hall, a timber door opens to:

Exterior and Gardens

To the front of the property, there's a concrete driveway providing parking and access to the garage/store. Also to the front is a garden being mainly laid to lawn with mature trees and shrubs. From the driveway, steps lead up to a path giving access to the main entrance door and a further set of steps lead down to the side of the property.

To the side of the property, there's a path with a full-height metal gate opening to the rear.

To the rear, there's a path with exterior lighting, water tap and access can be gained to the garden room. Steps rise to a garden enclosed by stone walling and fencing and being mainly laid to lawn with mature trees/shrubs.



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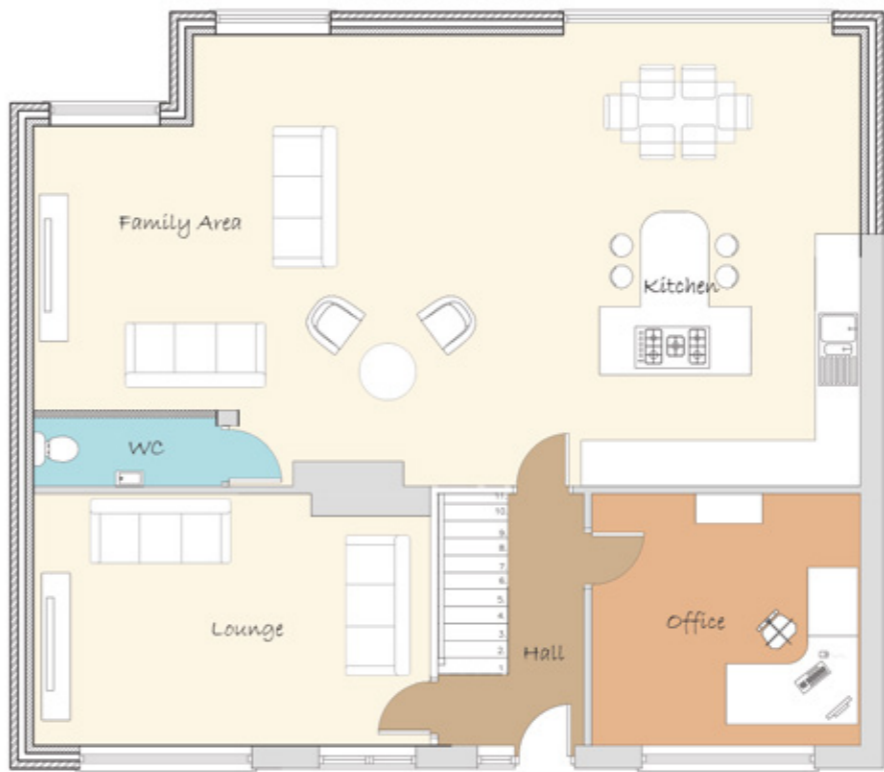
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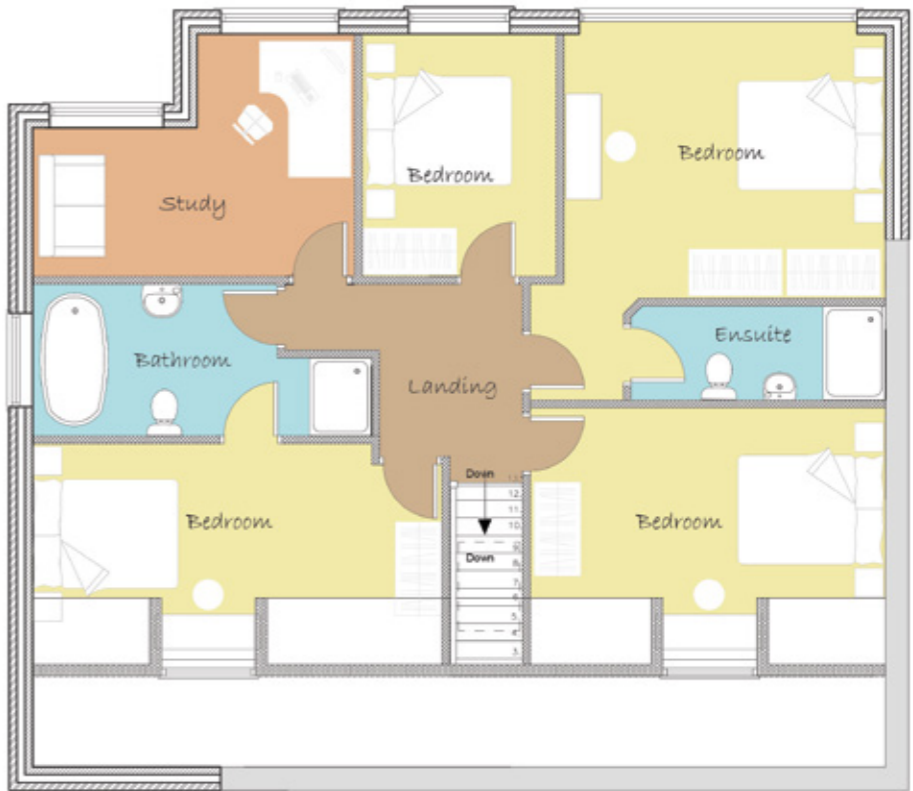




GROUND FLOOR
TOTAL APPROXIMATE FLOOR AREA
961 SQ.FT. (89.3 SQ.M.)



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

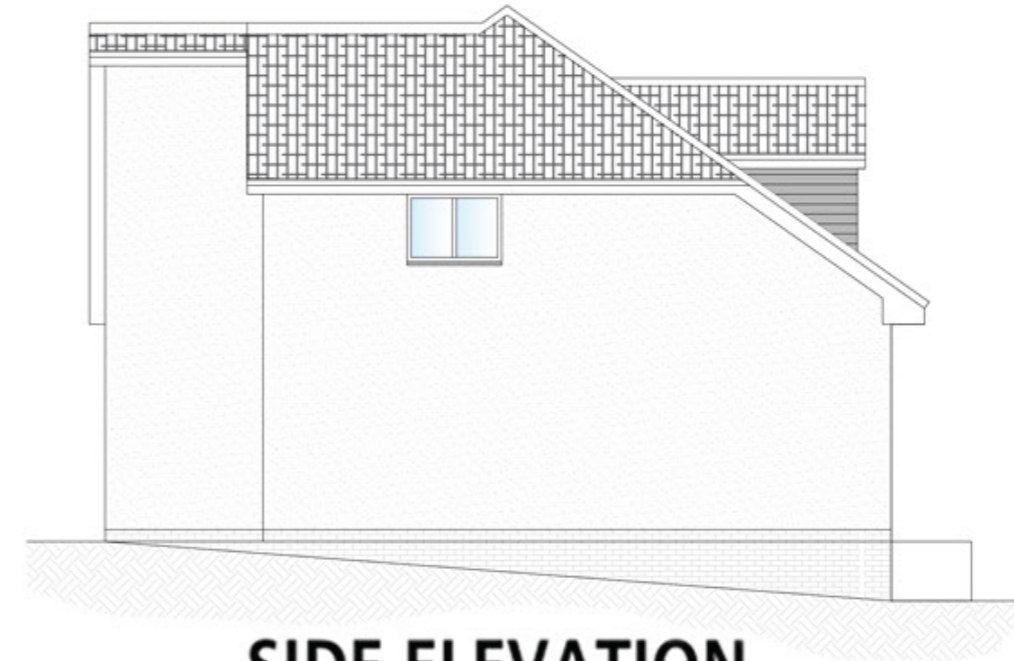
Note
All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working condition.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	80 C
39-54	E		
21-38	F		
1-20	G		

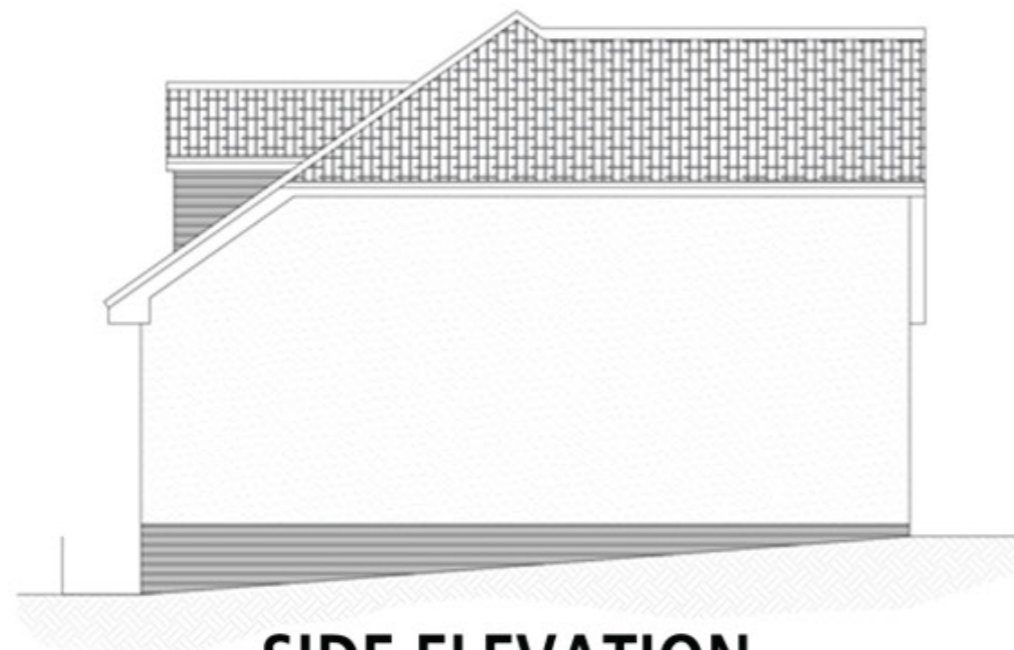
Proposed Elevations



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold



28 Long Lane

Worrall, Sheffield, South Yorkshire S35 0AF

Offers in the Region of £299,000