



Toll Bar Close, Oxspring, Sheffield

PRICE: £398,000

- 4 BEDROOMS
- SOUTH FACING GARDENS
- OPEN PLAN LIVING KITCHEN
- EXCEPTIONAL THROUGHOUT
- SOUGHT AFTER LOCATION
- OPEN COUNTRYSIDE
- LOCAL SERVICES & FACILITIES

A stunning 4 bedroom home offering exceptional accommodation which includes a living kitchen to the rear aspect which for most will form the heart of the home. The property enjoys South facing gardens and a sought after village position directly on the outskirts of open countryside.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

A stunning 4 bedroom home offering exceptional accommodation which includes a living kitchen to the rear aspect which for most will form the heart of the home. The property enjoys South facing gardens and a sought after village position directly on the outskirts of open countryside.

Modernised throughout to an exceptional standard the ground floor offering generous accommodation including the living kitchen, a dining room and a lounge. To the first floor there are 4 bedrooms, the main room having en-suite facilities and a stunning family bathroom.

Enjoying the most enviable of village settings, the Trans Pennine Trail on the doorstep whilst local services include highly regarded schools and the M1 motorway being only a 15 minute drive ensuring convenient access to major commercial centre within the region and beyond.

GROUND FLOOR

A composite entrance door opens into the entrance hall, which has wood effect linoleum flooring, a central heating radiator and has arched access into the lounge and also the downstairs cloak room.

CLOAK ROOM

Presented with a modern suite comprising a low flush W.C and a corner wash hand basin with a gloss vanity storage unit beneath. The walls and floor are fully tiled and there is a side facing obscure double glazed window and a radiator.

LOUNGE

17' 10" x 11' 7" (5.44m x 3.53m)

This well proportioned principle reception room has a front facing double glazed window, stairs rising to the first floor landing and a central heating radiator. There is also a wall mounted feature electric fire place and an archway which provides open plan access through into the living dining kitchen.

DINING KITCHEN

19' 4" x 26' 3" (5.89m x 8m)

To the rear of the property, this spacious and welcoming living dining / kitchen area is as a result of a rear extension to the property and creates a stunning and sociable family / entertainment area, resulting in a room which for many will be the heart of the home. Having a large dining area, a lounge area with underfloor heating and a door which provides access to the rear garden. The kitchen area is presented with a range of grey wooden wall and base units, which are topped with a complimentary and contrasting black laminate work top, with a central island having a white Granite work top which extends to create a four seat breakfast bar. Appliances include a built in double oven, a five ring gas hob with a contemporary extractor hood above and an integrated washing machine. There is space for a free standing American style fridge freezer. This impressive space is finished with inset spot lighting to the ceiling, has rear facing double glazed windows and a central heating radiator. Internal access is also presented into the garage.

FIRST FLOOR LANDING

Provides access to the four bedrooms, the family bathroom and also gives access to the loft space. The landing benefits from a large built in storage cupboard having shelving and rails, which can be utilised as a wardrobe,

BEDROOM ONE

7' 11" x 16' 0" (2.41m x 4.88m)

This very well proportioned double bedroom has a front facing double glazed window, a central heating radiator and a range of inset spot lighting. The bedroom also benefits from En-Suite facilities.

EN-SUITE

5' 1" x 7' 11" (1.55m x 2.41m)

Being recently refurbished, this stunning three piece en-suite features a double walk in shower with a rainfall shower head, a pedestal wash hand basin with storage beneath a low flush W.C. There is a contemporary chrome ladder style towel radiator, full tiling to floor, partial tiling to the walls and a rear facing obscure double glazed window.

BEDROOM TWO

9' 8" x 11' 11" (2.95m x 3.63m)

This second double bedroom is located to the front elevation of the property, having a double glazed window which enjoys a pleasant rural outlook, a central heating radiator and having space for a range of bedroom furniture.

BEDROOM THREE

9' 9" x 9' 9" (2.97m x 2.97m)

A third double bedroom overlooking the rear garden having a double glazed window which enjoys a pleasant outlook and a radiator.



BEDROOM FOUR

8' 7" x 7' 10" (2.62m x 2.39m)

This single bedroom is currently utilised as a dressing room, but could be used as a home office. It does however present well proportioned single bedroom accommodation. The room has a double glazed window and a central heating radiator.

FAMILY BATHROOM

Presented with a traditional style three piece suite, comprising a freestanding roll top bath with claw feet, a wash hand basin sat on a Granite worktop with a grey painted storage unit beneath and a low flush W.C. The walls are partially tiled with wood effect tiling which is continued across the floor. There is a rear facing obscure double glazed window and a traditional style towel radiator.

GARAGE

A single garage with a powered up and over entrance door, creating a generous storage area, having power, lighting, a side facing obscure double glazed window and houses the central heating boiler and has space for a tumble dryer.

EXTERNALLY

To the front elevation a driveway provides off road parking for two vehicles and gives access to the integral single garage. The front garden is mainly laid to lawn with hedged boundaries and having mature planted shrubs. To the rear, a South Westerly facing enclosed garden has fenced and walled boundaries, with a pleasant flagged patio area which is accessed directly from the living/dining/kitchen. Stairs then rise to a flat lawned area, with mature planted borders.

ADDITIONAL INFORMATION

A Freehold property with mains gas, water, electricity and drainage.

DIRECTIONS

From the centre of Penistone proceed down Shrewsbury road and onto Sheffield Road continuing into Oxspring. Turn right onto Roughbirchworth Lane and then take the second left into Toll Bar Close. The property is on the right.



IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN