



**HOUSE
STYLE**
Detached
House

**RECEPTION
ROOMS**
2

BEDROOMS
4

EPC RATING
TBC

Impeccably
Presented

IMPECCABLY PRESENTED THREE STOREY DETACHED FAMILY HOME – EXTENDED TO REAR WITH IMPRESSIVE GARDEN SITTING ROOM/ADJACENT UTILITY AND HOME OFFICE – SIGNIFICANTLY ENHANCED LEVELS OF INTERNAL APPOINTMENT – OFFERING VIRTUALLY DIRECT ACCESS TO GLORIOUS SURROUNDING COUNTRYSIDE – WELL PLACED FOR COMMUTING TO MAJOR SOUTH AND WEST YORKSHIRE CENTRES

DESCRIPTION Providing spacious and extremely versatile accommodation set out on three floors, this detached re-constituted stone-built family home has been significantly improved during our client's ownership and was extended to the rear many years ago with the addition of a very generous garden sitting room with adjacent large utility and further home office. This whole area run for many years as a children's day nursery and it could therefore of course be utilised in a similar manner by the successful purchaser, the living space on the ground floor offering high levels of versatility. Recently all internal walls have been upgraded with high quality solid oak fitments and we feel the most

£410,000



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Property Details

discerning of purchasers will not fail to be impressed by the high standard of appointment and presentation provided. With gas heating and uPVC double glazing, the accommodation on offer extends to Entrance Porch, Entrance Hall, Cloakroom/WC, Lounge, Dining Kitchen, Garden Sitting Room, large Utility, Home Office with second WC, Four Bedrooms with the spacious second floor Master Bedroom having an Ensuite Shower Room and a Family Bathroom.



GROUND FLOOR

ENTRANCE PORCH 6' 7" x 4' 9" (2.01m x 1.45m) This excellent addition to the original property provides a space ideal for the storage of outdoor clothing and footwear and exhibits ceramic tiling to the floor. Access is then in turn provided to the following.



ENTRANCE HALL 14' 7" x 6' 8" (Maximum) (4.44m x 2.03m) This most welcoming of Entrance Halls exhibits oak effect laminate flooring throughout and is heated by a single panel radiator.



CLOAKSWC Having a two-piece suite comprising of a wash hand basin with tiled surround and low flush WC. There is oak laminate flooring and a single panel radiator.



LOUNGE 10' 7" x 16' 2" (3.23m x 4.93m) The latter measurement of this front-facing Principal Reception Room is taken into the bay window which contains a single panel radiator. The focal point of the room is a contemporary styled oak fireplace with inset electric fire. There is oak effect laminate flooring, TV aerial point and wiring for the installation of Sky satellite television.



DINING KITCHEN 17' 8" x 9' 10" (5.38m x 3m) To one end of the room there is a generous range of walnut effect fronted units to base and eye level including a good expanse of worktop surfaces having matching upstands and also inset one and a half bowl sink. There is laminate flooring throughout, plumbing facilities for an automatic washing machine, a double panel radiator, concealed Potterton gas fired central heating boiler and double glazed French doors which link through to the adjacent garden sitting room. Included in the sale are integrated appliances which comprise of a Hotpoint double oven, five-ring gas hob with extractor canopy over, fridge, freezer and dishwasher.





GARDEN SITTING ROOM 15' 5" x 10' 4" (4.7m x 3.15m) A very well proportioned addition to the original property enjoying extremely high levels of natural light, provided in part by two Velux skylight windows. There is oak effect laminate flooring throughout with underfloor heating and access in turn is offered through to the adjacent utility and home office.



UTILITY 10' 11" x 10' 2" (3.33m x 3.1m) A very well proportioned room, having a plumbed in sink with hot and cold water supply and Velux skylight window, along with the garden sitting room and adjoining home office, offering numerous user options.



HOME OFFICE 14' 5" x 8' 2" (Maximum in each direction)" (4.39m x 2.49m) Having a front-facing entrance door, oak effect laminate flooring, double panel radiator and also a drop-down ladder which gives access to a fully boarded loft/children's playroom.

SECOND CLOAKS/WC Providing a two piece suite in white comprising of a low flush WC and pedestal wash hand basin. There is tiling to the floor and an extractor fan.



FIRST FLOOR

BEDROOM TWO 10' 8" x 9' 9" (3.25m x 2.97m) This front-facing double bedroom enjoys a most pleasant outlook and is heated by a single panel radiator.



BEDROOM THREE 8' 8" x 8' 9" (2.64m x 2.67m) This rear-facing bedroom, the measurements of which do not include the entrance area, takes in glimpses of surrounding countryside and is heated by a single panel radiator.



BEDROOM FOUR 8' 9" x 7' 2" (2.67m x 2.18m) With rear-facing window and single panel radiator.



HOUSE BATHROOM 5' 10" x 10' 9" (Maximum into entrance) (1.78m x 3.28m) Providing a three piece suite in white comprising of a panel bath with fitted shower screen and thermostatic shower over, pedestal wash hand basin and low flush WC. There is an extractor fan, heated chrome towel rail and side facing window.



FIRST FLOOR LANDING Having a built-in airing cupboard which contains the Heatrae Sadia Megaflow hot water cylinder. The landing also has a side-facing window providing natural light and then provides access to the Master Bedroom Suite.

MASTER BEDROOM SUITE ENTRANCE/STUDY AREA 6' 9" x 6' 5" (2.06m x 1.96m) Having a front-facing window and single panel radiator, this entrance to the master bedroom suite lends itself to use as a study area and a staircase then rises to the second floor.



SECOND FLOOR

MASTER BEDROOM 16' 10" x 17' 10" (Maximum in each direction) (5.13m x 5.44m) A bedroom of excellent proportions which also enjoys high levels of natural light. There is a front-facing walk-in Dormer window complemented by a further Velux and side-facing window. The room exhibits two generous built-in double-fronted wardrobes and is heated by two double panel radiators.



ENSUITE SHOWER ROOM 5' 9" x 6' 6" (1.75m x 1.98m) Having half height tiling to the walls and providing a three piece suite in white comprising of a shower cubicle with thermostatic shower, pedestal wash hand basin and low flush WC. There are two ceiling downlighters, an extractor fan and a rear-facing Velux skylight window.



OUTSIDE There is an easily maintained open plan garden to the front and side and also a driveway providing off-street parking. To the rear is a particularly private enclosed garden, once again presented in the low maintenance manner with timber



deck area complemented by a smaller area of synthetic lawn. Set within the rear garden is a timber Wendy house and two further timber garden sheds.

SERVICES All mains are laid to the property.

HEATING A gas fired central heating system is installed.

DOUBLE GLAZING The property benefits from sealed unit double glazing, the majority of which are uPVC double glazed framed.

TENURE We are awaiting confirmation of the tenure of the property.

DIRECTIONS Postcode: S36 7GT - for SatNav purposes.

From the main road through Ingbirchworth village, turn on to Wellthorne Lane and after approximately 150 yards, turn right on to Ivy Bank Close. Proceed up to the T-junction then turn right and the property will be found on the right-hand side.



**For further information please contact our office on 01226 767766, view our website www.butcherez.co.uk,
see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk**

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