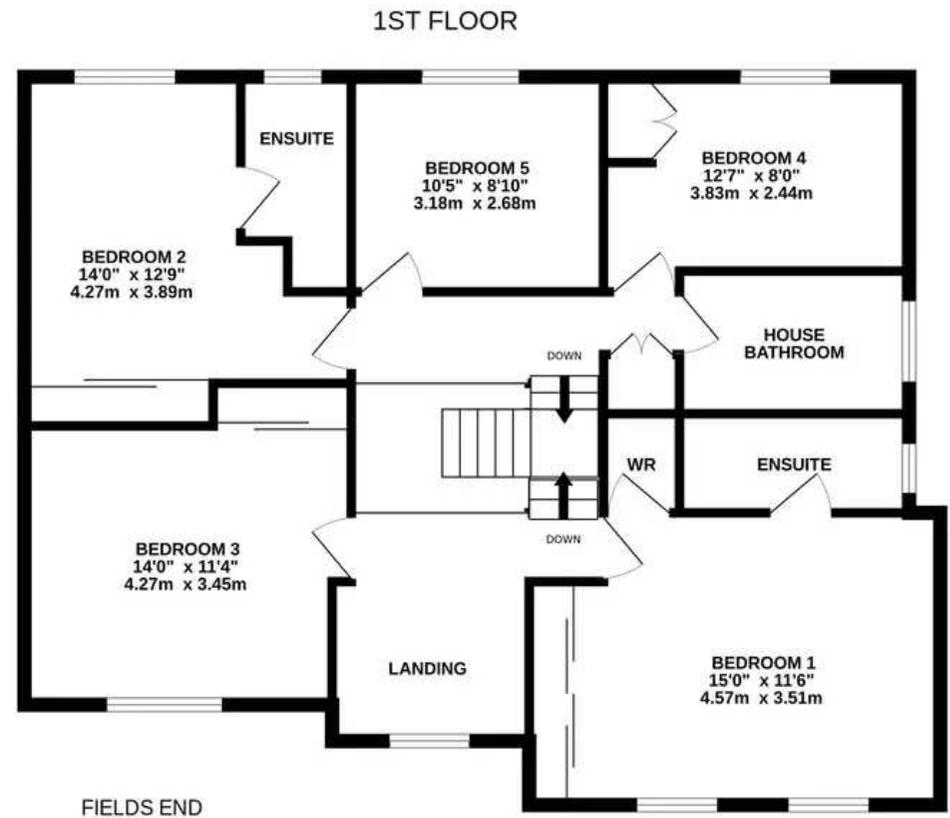
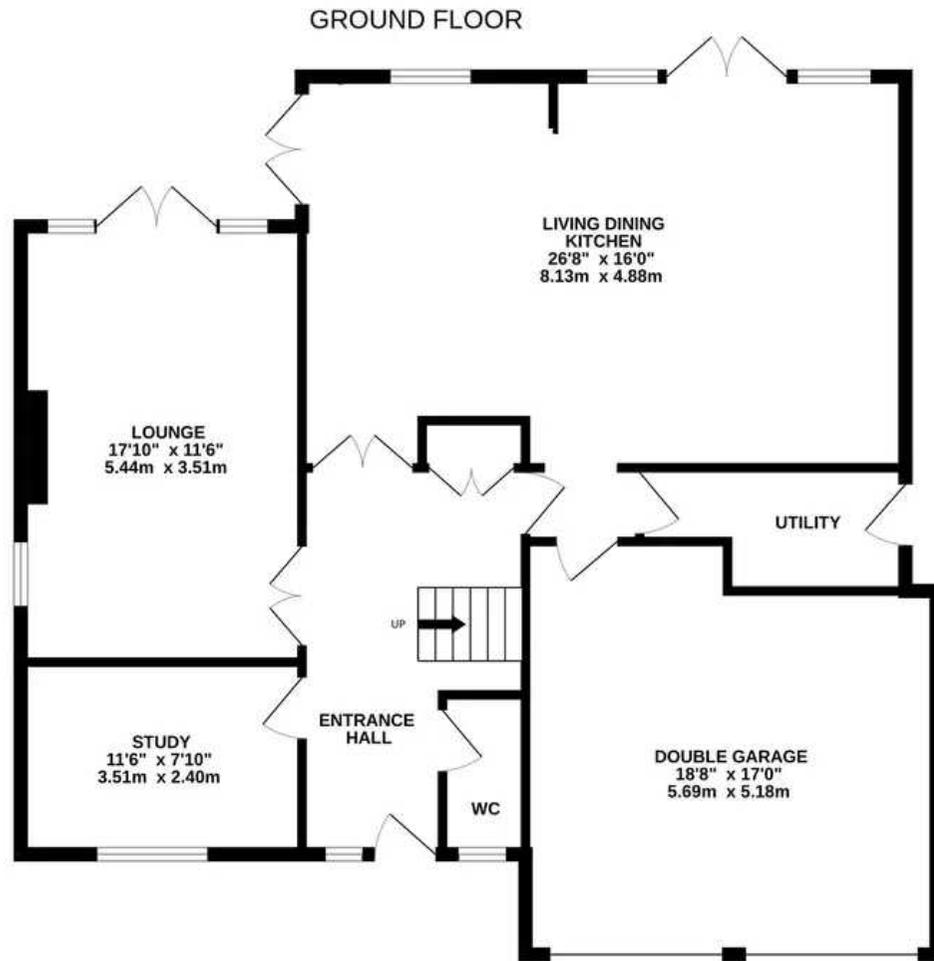




Fields End, Oxspring

Sheffield

Offers in Region of **£695,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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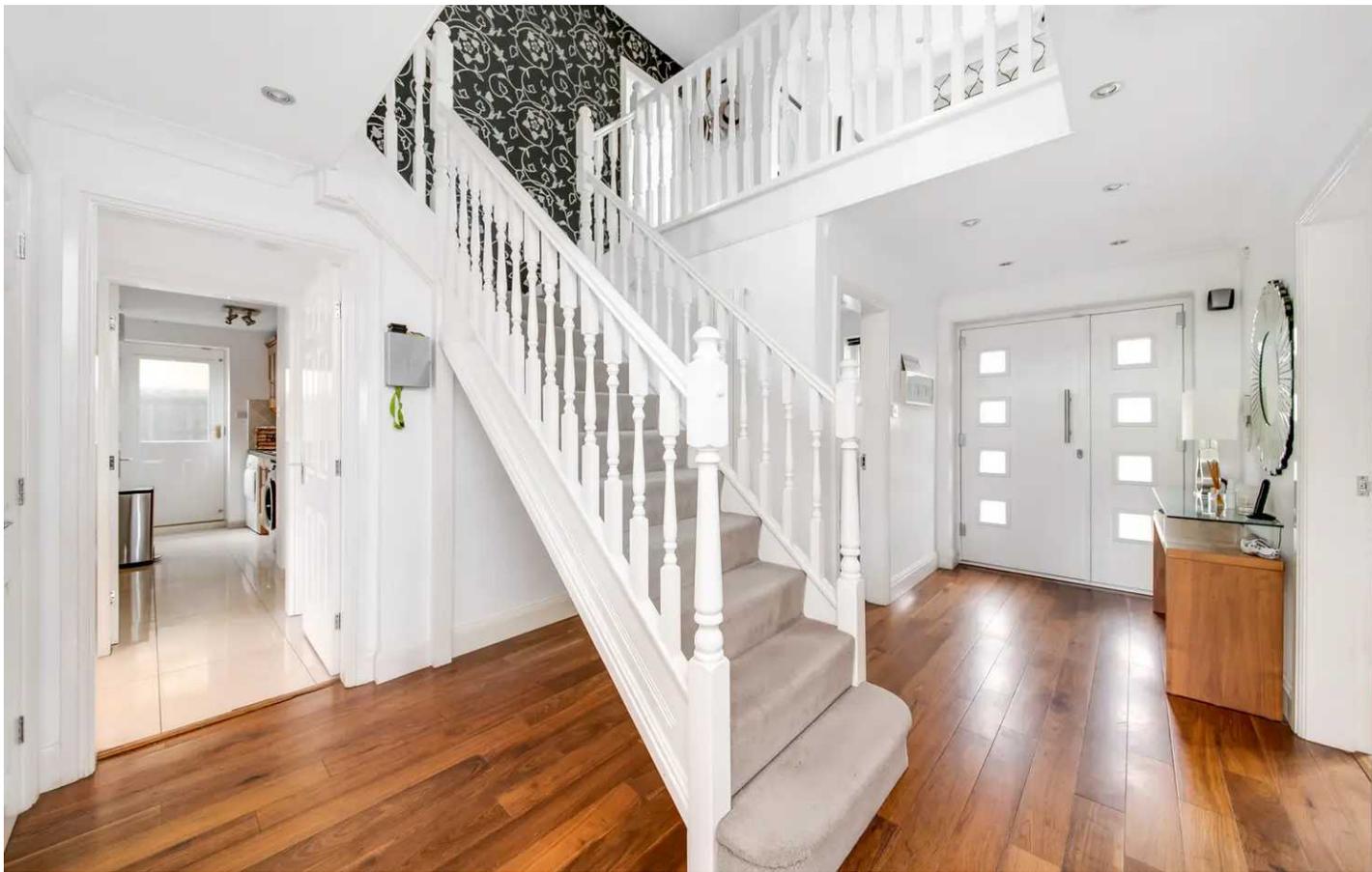


Fields End, Oxspring

Sheffield

LOCATED IN A QUIET POSITION TOWARDS THE END OF THIS HIGHLY REGARDED RESIDENTIAL DEVELOPMENT WE OFFER TO THE MARKET THIS SUBSTANTIAL FIVE DOUBLE BEDROOM DETACHED FAMILY HOME, ENJOYING A SUPERB POSITION WITH OPEN ASPECT OVER FARMERS FIELDS TO THE REAR. CONSTRUCTED BY DAVID WILSON HOMES AND OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THIS EXECUTIVE DETACHED FAMILY HOME OFFERS A WEALTH OF INTERNAL ACCOMMODATION IN A TWO STOREY CONFIGURATION AS FOLLOWS: To ground floor; entrance hallway, downstairs W.C., fabulous open plan living dining kitchen with French twin doors to rear garden, lounge, study and utility. To the first floor; there are five double bedrooms, including bedroom one and two with en-suite facilities in addition to modern family bathroom. Externally there are gardens to the front and to the rear, driveway for three vehicles to the front leading to integral double garage. A wonderful and spacious family home offering a wealth of versatile accommodation in this highly regarding semi-rural village yet with ease of access to major transport links reaching Sheffield, Leeds, Wakefield and beyond and well positioned for Penistone's many amenities, local schooling and access to Trans Pennine trail. A viewing is simply a must to fully appreciate this wonderfully appointed home.





ENTRANCE HALLWAY

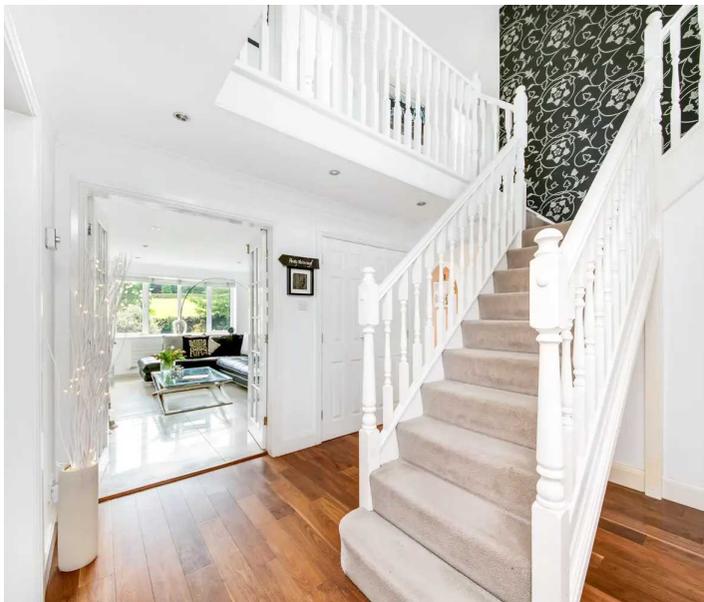
Entrance gained via composite and obscure glazed door with matching glazed side panel into entrance hallway, a generous entrance hallway with galleried landing over. There is ceiling light, wooden flooring, built in cupboard and central heating radiator. Here we gain entrance to the following rooms:

DOWNSTAIRS W.C.

With continuation of the wooden flooring, comprises a three piece white sanitary ware in the form of close coupled W.C., wall mounted basin with chrome mixer tap over. There is ceiling light, central heating radiator and obscure uPVC double glazed window to the front.

BUILT-IN CUPBOARD/AUDIO HUB.

There is a large storage cupboard located in the entrance hall, which has ample space for storing coats and shoes and also doubles up as an Audio Video Distribution Hub for Satellite Receivers and gaming consoles to feed TV's throughout the house.



LIVING DINING KITCHEN

A fabulous open plan space incorporating two principal areas with ample room for living and dining furniture in the configuration of your choice. Having been amended by the current vendors, this now has an abundance of natural light via multiple windows to the rear enjoying views over neighbouring field. There are two sets of French doors to the front and to the side giving access out to the rear garden. The kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting solid granite worktops with matching upstands, complemented by a tiled floor. There is space for a range cooker with granite splashback with chimney style extractor fan over. There is an integrated dishwasher, built in coffee machine and the room is heated by electric underfloor heating and two central heating radiators.

There is a Bose cinema sounds system and large screen TV built into the Living Room area of this room.





UTILITY

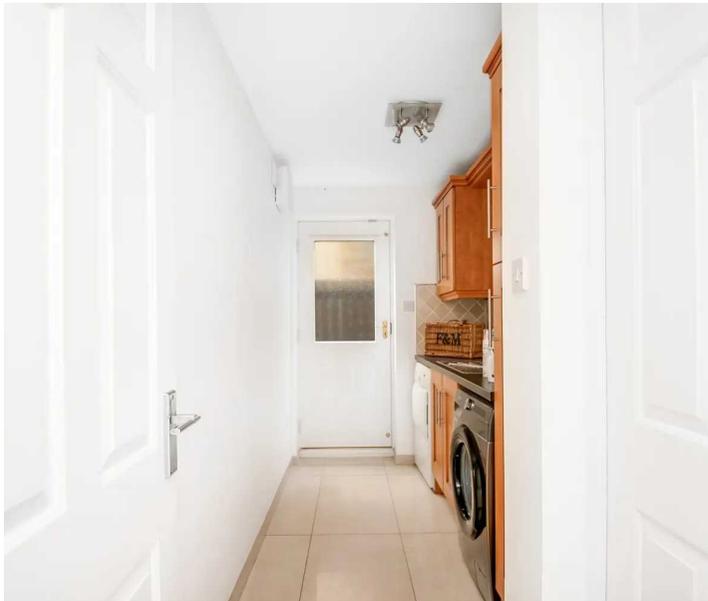
With a continuation of wall and base units in a wood shaker style, laminate worktops and continuation of tiled floors. There is a stainless steel sink with chrome mixer tap over, plumbing for a washing machine and space for a tumble dryer. There is a composite and obscure glazed door giving access to the side of the home, an extractor fan and another door opening through to double garage.

LOUNGE

A well proportioned principal reception space with twin French doors to the rear with matching glazed side panels and enjoying views to the rear supplemented by additional window to the side. The main focal point of the room is a wood burning stove set within surround, there are inset ceiling spotlights, coving to the ceiling, two vertical radiators and continuation of the wooden flooring.

STUDY

A versatile additional reception space, ideal for a home office or may well suit a playroom or even a potential occasional bedroom. There is ceiling light, central heating radiator, continuation of the wooden flooring and uPVC double glazed window to the front.



STAIRCASE TO FIRST FLOOR LANDING

From entrance hallway, staircase rises and turns to two directions on to landing. An impressive galleried landing with spindle balustrade over the entrance hallway. There is ceiling light, built in cupboard, central heating radiator and access to loft via a hatch. An archway leads through to snug area.

SNUG

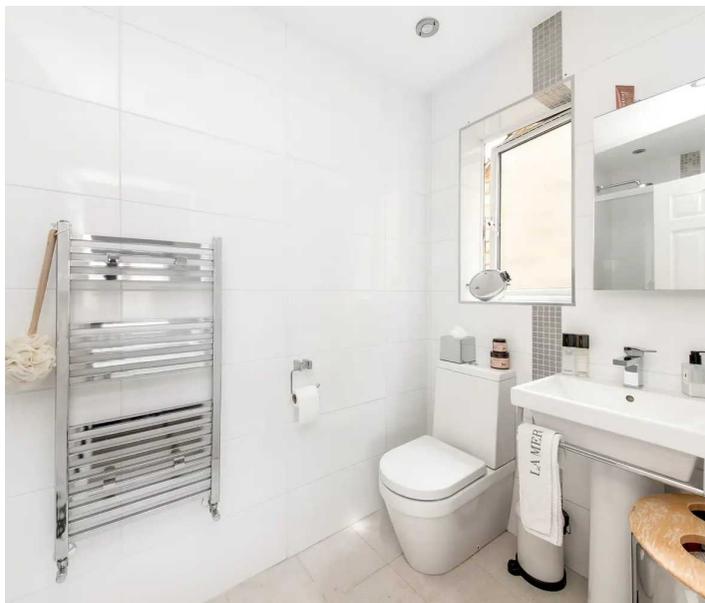
A further versatile space ideal as a snug library or similar. There are inset ceiling lights, central heating radiator and uPVC double glazed window to the front. From the landing we gain access to the following rooms :

BEDROOM ONE

An excellently proportioned principal bedroom with built in wardrobes, ceiling light, central heating radiator and two uPVC double glazed windows to the front. Door opens into walk in wardrobe with hanging space and draws, there is a ceiling light and here we gain access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, full tiling to walls, tiled floor, chrome towel rail / radiator and obscure uPVC double glazed window to the side.





BEDROOM TWO

Double bedroom with bank of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the rear enjoying uninterrupted views over the neighbouring farmers field.

EN-SUITE SHOWER ROOM

Modern shower room with three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, extractor fan, full tiling to walls and floor, chrome towel rail/ radiator and obscure uPVC double glazed window to the rear.

BEDROOM THREE

Front facing double bedroom with ceiling light, central heating radiator, uPVC double glazed window to the front and built in wardrobes.



BEDROOM FOUR

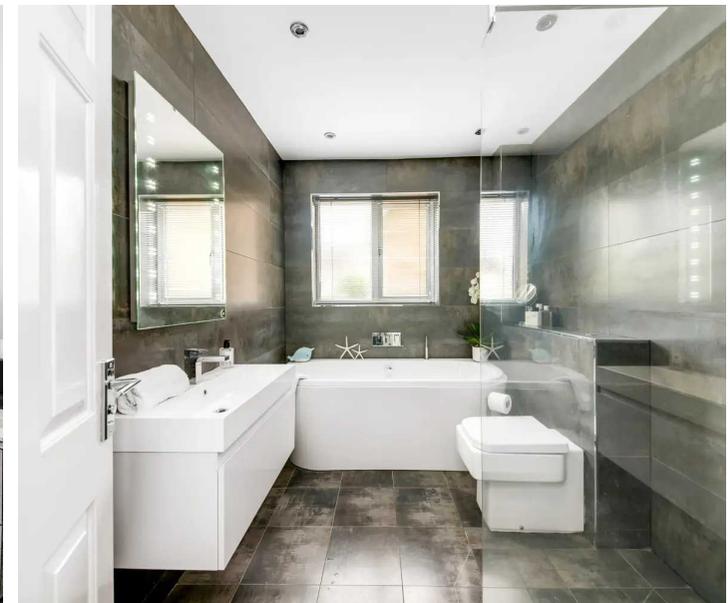
Double bedroom with built in cupboard, ceiling light, central heating radiator and uPVC double glazed window enjoying views to the rear.

BEDROOM FIVE

Fifth double bedroom, currently being used a dressing room with ceiling light, central heating radiator and uPVC double glazed window enjoying views.

HOUSE BATHROOM

A modern family bathroom boasting a four piece white sanitary wear suite in the form of close coupled W.C., wall mounted basin with vanity unit with chrome mixer tap over, bath with chrome mixer tap and hand held shower attachment, walk in shower with mains fed chrome mixer shower within. There are inset ceiling spotlights, full tiling to wall and floor, vertical radiator and uPVC double glazed window to the side.



**OUTSIDE**

To the front of the home, there is a lawned garden space with various shrubs and trees and alongside there is a driveway providing off street parking for up to three vehicles. This in turn leads to integral double garage.

DOUBLE GARAGE

Accessed via remote control operated sectional door, the garage provides off street parking for two vehicles or indeed useful storage or scope to convert to additional living accommodation given necessary planning and consents. The garage has inset ceiling lights, tiled floor and can also be accessed via external door from the utility.

FURTHER OUTSIDE AREA

To the rear of the home, there is a beautifully organised mature garden, flagged patio seating area, accessed directly from twin French doors from the living dining kitchen, incorporating a raised pond. There is a lawned space with perimeter flower beds containing an abundance of mature plants, shrubs and trees and additional seating area in the form of a raised deck under pergola and hard standing for a summer house. The garden is fully enclosed with perimeter fencing and dry stone walling and enjoys a superb position immediately bordering farmer's field to the rear.





ADDITIONAL INFORMATION:

The EPC rating is a D-55 and the Council Tax band is a G.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note.

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process, keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality, then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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