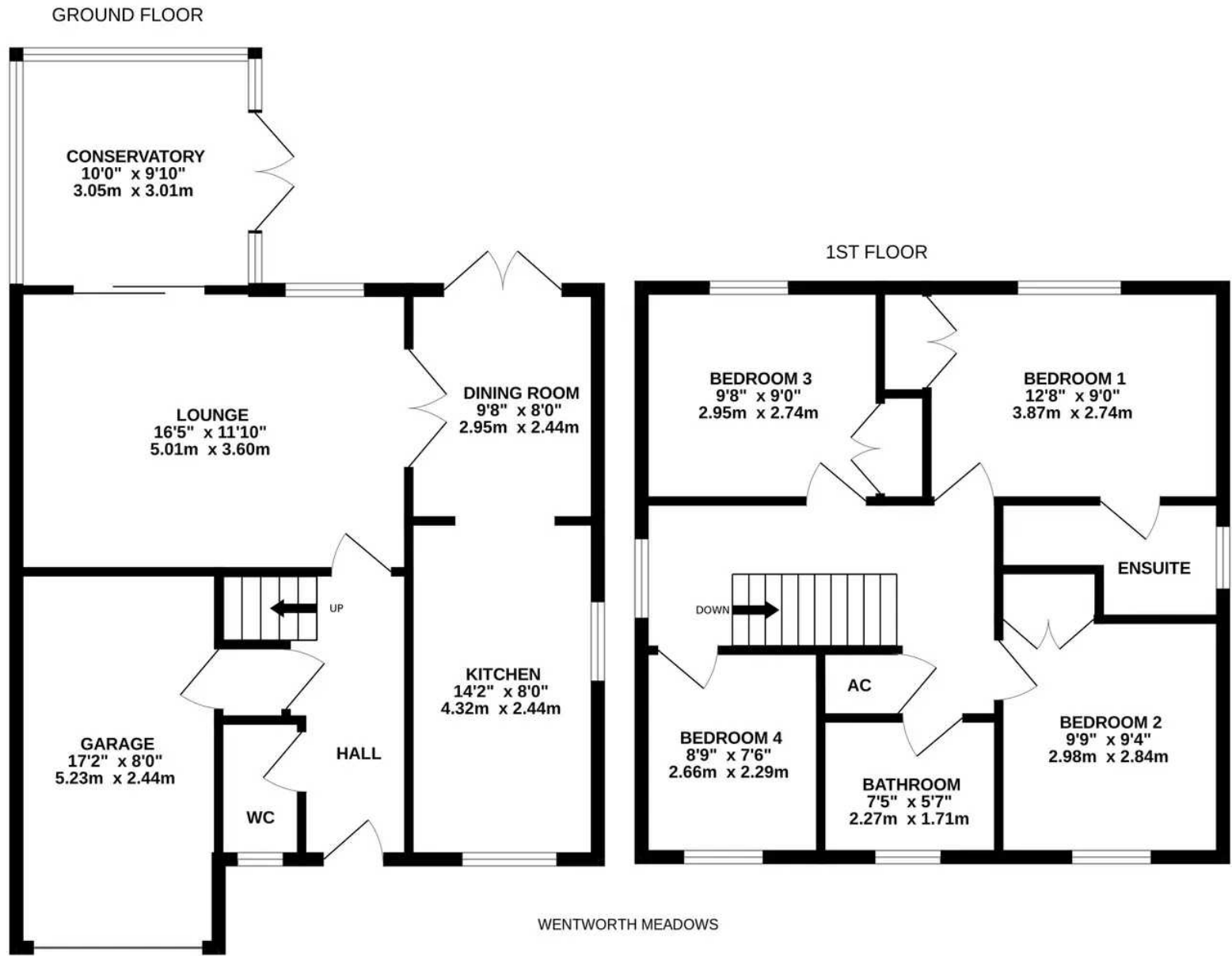




**Wentworth Meadows, Penistone**

Sheffield

Offers in Region of **£375,000**



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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## Wentworth Meadows, Penistone

Sheffield

A VERY WELL PROPORTIONED, FOUR BEDROOM EXTENDED FAMILY HOME OFFERING A WEALTH OF ACCOMMODATION IN A TRADITIONAL TWO STORY CONFIGURATION, IDEALLY SITUATED CLOSE TO PENISTONE'S MANY AMENITIES INCLUDING SCHOOL, TRAIN STATION AND TRANS PENINE TRAIL, YET TUCKED AWAY IN THIS QUIET CUL-DE-SAC POSITION. We offer to the market this substantial family home with the following accommodation: To ground floor entrance hall, downstairs W.C., kitchen, dining room, lounge, conservatory. To first floor there are four bedrooms including bedroom one with en-suite and family bathroom. Externally there is off street parking to the front for at least three vehicles, leading to integral garage and enclosed garden to the rear with wooded backdrop. With homes of this type, in high demand and in such a convenient location, we recommend an early viewing.



### **ENTRANCE HALLWAY**

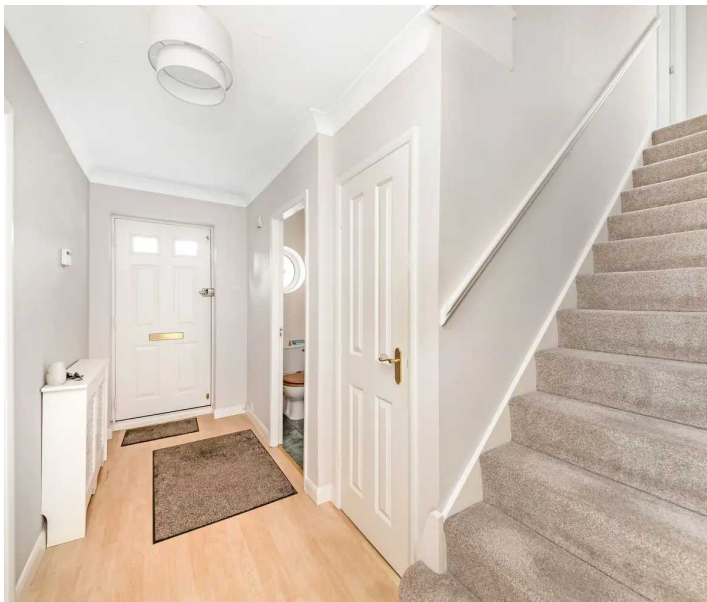
Entrance gained via composite and double glazed door into entrance hallway with ceiling light, coving to the ceiling, wood effect laminate flooring, central heating radiator and staircase rising to first floor. Here we gain access to the following rooms:

### **DOWNSTAIRS W.C.**

Comprising a close coupled W.C. with wall mounted basin with chrome taps over, there is ceiling light, tiling to floor, towel rail/ radiator and decorative uPVC porthole window to the front.

### **LOUNGE**

A well proportioned, principal reception space, with ceiling light, coving to the ceiling and two central heating radiators, wood effect laminate flooring and uPVC double glazed window to the rear. A sliding aluminium double glazed door leads through to the Conservatory.



### CONSERVATORY

An additional reception space with uPVC double glazing to three sides and twin French doors giving access out, there is ceiling light with ceiling fan and central heating radiator.

### KITCHEN

With a range of wall and base units in a wood shaker style with laminate worktops and tiled splashbacks, there is space for a cooker with extractor fan over, plumbing for a washing machine and plumbing for a dishwasher. There is space for further appliances, one and a half bowl stainless steel sink with chrome mixer tap over. The room is lit with ceiling light and has natural light via uPVC double glazed windows to the front and to the side and archway leads through to dining room.

### DINING ROOM

With ample room for dining table and chairs, there is ceiling light, coving to the ceiling, central heating radiator and twin French doors in uPVC, giving access to the rear garden, further twin timber and glazed doors lead through to the lounge.





### **INNER HALL**

From entrance hallway, door opens through to inner hall with further personal door opening through to garage.

### **STAIRCASE TO FIRST FLOOR**

From entrance hallway staircase rises to first floor landing with spindle balustrade, ceiling light, central heating radiator, uPVC double glazed window to the side and access to the loft via a hatch. Here we gain entrance to the following rooms:

### **BEDROOM ONE**

Double bedroom with fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the rear, with wooded back drop.

### **EN-SUITE SHOWER ROOM**

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, central heating radiator and obscure uPVC double glazed window.



### **BEDROOM TWO**

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

### **BEDROOM THREE**

Double bedroom positioned to the rear of the home with ceiling light, central heating radiator and uPVC double glazed window.

### **BEDROOM FOUR**

Currently being used as a home office, this well sized room is positioned to the front and has ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the front.





### HOUSE BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome mixer tap with telephone style shower attachment. There is ceiling light, extractor fan, part tiling to walls, central heating radiator and obscure uPVC double glazed window.





**Simon Blyth**

ESTATE AGENTS



## **OUTSIDE**

To the front of the home there is a spacious driveway with off street parking for at least three vehicles, this has been amended by the current vendor to create more space than initially designed. A driveway leads through to integral garage and this is accessed via up and over door and also from internal personal door, providing further off street parking and indeed scope for conversion to additional living space given necessary planning and consents. To the rear of the home, there is a fully enclosed garden, separated into two principal areas, immediately behind the home, there is an expansive wooded decked area with balustrade and beyond which is a lawned garden space all fully enclosed with perimeter fencing and hedging. The property is in a particularly private position with a wooded backdrop.



#### ADDITIONAL INFORMATION:

The EPC rating is a D-68 and the Council Tax band is a E.

#### 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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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#### MORTGAGE ADVICE

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



## Simon Blyth Estate Agents

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