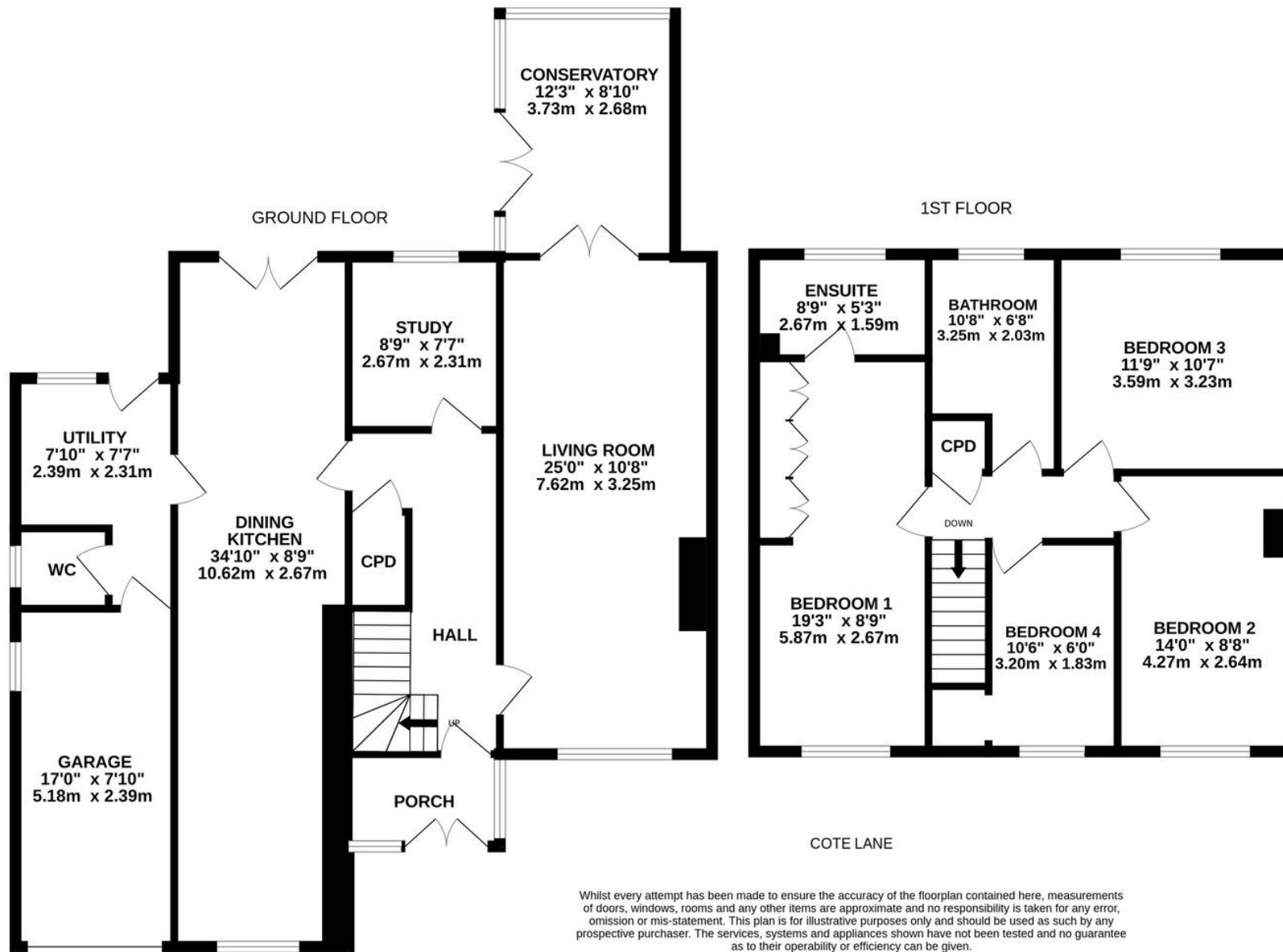




## Lilac Lodge, Cote Lane, Thurgoland

Sheffield

Offers in Region of **£575,000**



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## Lilac Lodge, Cote Lane, Thurgoland- PART EXCHANGE CONSIDERED

A BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOME OFFERING A WEALTH OF VERSATILE ACCOMMODATION IN THIS HIGHLY REGARDED RESIDENTIAL AREA BEING LOCATED WITHIN THIS MOST POPULAR SEMI - RURAL VILLAGE. HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDORS OFFERING HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT WITH OAK FRONTED INTERNAL DOORS OF WHICH ARE COMPLIMENTED WITH HERITAGE BRASSWARE AND ORNATE COVING. THE HOME OFFERS A VERY HIGH QUALITY INTERIOR IN THIS HIGHLY COMMUTABLE SETTING GIVING EXCELLENT ACCESS TO THE NEARBY CITIES OF BOTH SHEFFIELD AND LEEDS YET BEING WITHIN EASY ACCESS OF THE NEIGHBOURING VILLAGE OF WORTLEY AND THE MARKET TOWN OF PENISTONE. The internal accommodation is set over two floors as follows; To the ground floor there is a fully glazed entrance porch, L shaped entrance hall, study, superb dining kitchen, utility room, downstairs W.C, beautiful lounge leading to the conservatory. To the first floor there are four bedrooms, the principal bedroom having fitted wardrobes and en-suite shower room in addition to the house bathroom. Externally there are beautifully maintained mature gardens to the front and to the rear, whilst the driveway provides off road parking for numerous vehicles to the front leading to the integral garage. Oozing quality throughout, this home must be viewed to be fully appreciated.



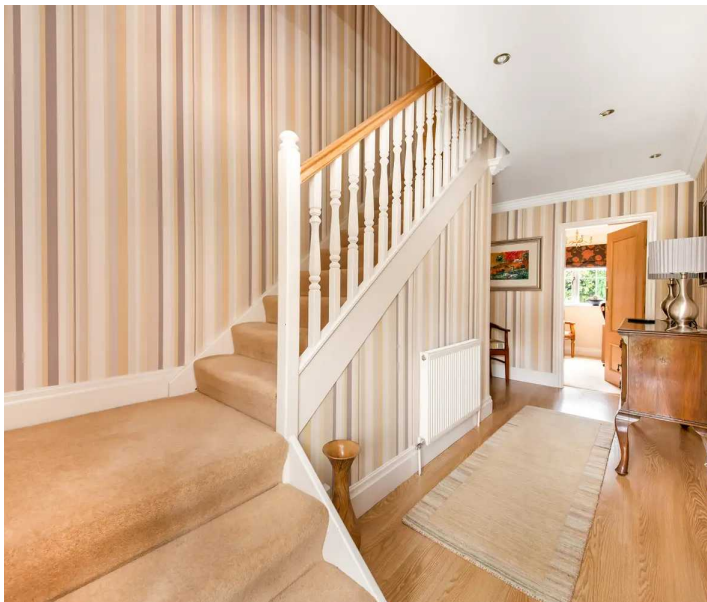


### **ENTRANCE PORCH**

Entrance gained via twin French doors in uPVC and double glazing, into entrance porch. An addition to the porch, there is uPVC double glazing to two sides, wall light, coving to the ceiling, tiled floor and central heating radiator. A featured ornately glazed door then leads through to entrance hallway.

### **ENTRANCE HALLWAY**

A generous entrance hallway with ornate coving to the ceiling, inset ceiling spotlights, wood effect laminate flooring, central heating radiator and staircase rising to first floor with useful storage/cloaks cupboard beneath. Here we gain access to the following rooms:



## DINING KITCHEN

An exceptionally well proportioned open plan space, running the full depth of the property and therefore having the advantages of natural light via two elevations through uPVC double glazed window to the front and twin French doors in uPVC to the rear. To the front of the home, there is the kitchen area with a range of wall and base units in a high gloss cream with contrasting quartz workspaces with matching upstands. Integrated appliances in the form of electric oven and grill, induction hob with quartz splashback and chimney style extractor fan over, integrated dishwasher, integrated full length fridge, and additional full length integrated freezer, one and half bowl sunken stainless-steel sink with mixer tap over. There are inset ceiling spotlights to the kitchen area, two pendant lights over dining space. The dining space positioned to the rear of the home with ample room for table and chairs, the dining room is heated by a vertical contemporary radiator and has a stone effect flooring throughout. A door leads through to utility.





#### **UTILITY**

A generous utility space with plumbing for a washing machine, space for a tumble dryer and continuation of the cream high gloss base units with laminate worktops with matching upstands and a stainless steel sink with mixer tap over. There is a ceiling light, extractor fan, coving to the ceiling, continuation of the stone effect flooring, central heating radiator and uPVC and double glazed door giving access to the rear garden with window alongside.

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

Comprising a close coupled W.C., basin sat within vanity unit with chrome mixer tap over, ceiling light, coving to the ceiling, central heating radiator, obscure uPVC double glazed window to the side. Also from the utility, a door gives access to the integral garage.

#### **INTEGRAL GARAGE**

Integral garage is accessed via remote control operated sectional door, high ceiling strip light, access to loft space and uPVC double glazed window to the side, here we also find the combination overhead heating.



## LOUNGE

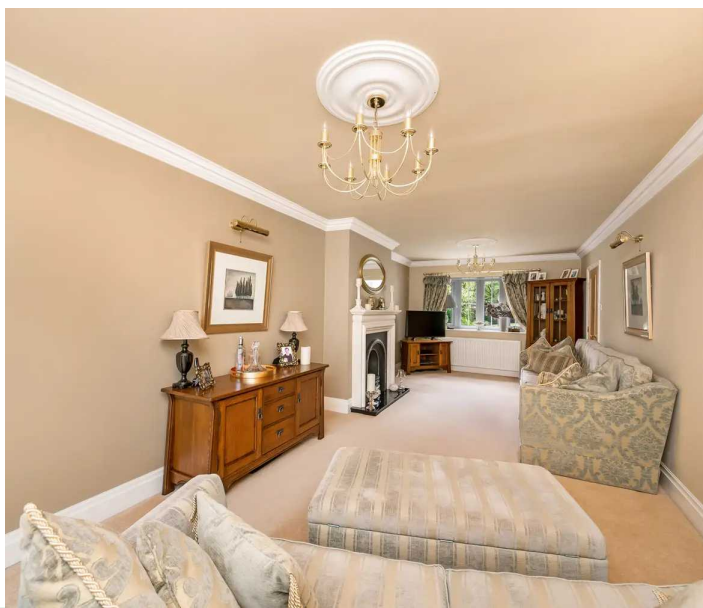
An excellently proportioned principal reception room, the main focal point being a coal effect gas fire set within an ornate Aegean marble surround. The room has two ceiling lights each with ceiling rose, two additional wall lights, coving to the ceiling, two central heating radiators and uPVC double glazed window to the front. Twin oak fronted feature glazed doors then lead through to the conservatory.

## CONSERVATORY

An addition to the home offering further versatile reception space and enjoying uPVC double glazing to two elevations under a pitched roof. There are twin French doors giving access to the rear garden, two wall lights, central heating radiator allowing all year round usage and there is also wood effect laminate flooring.

## STUDY

Just off from the entrance hallway, this is ideal for the work from home buyer. There is ceiling light with ceiling rose, coving to the ceiling, central heating radiator and uPVC double glazed window to the rear. This could also make an ideal playroom for a young family.



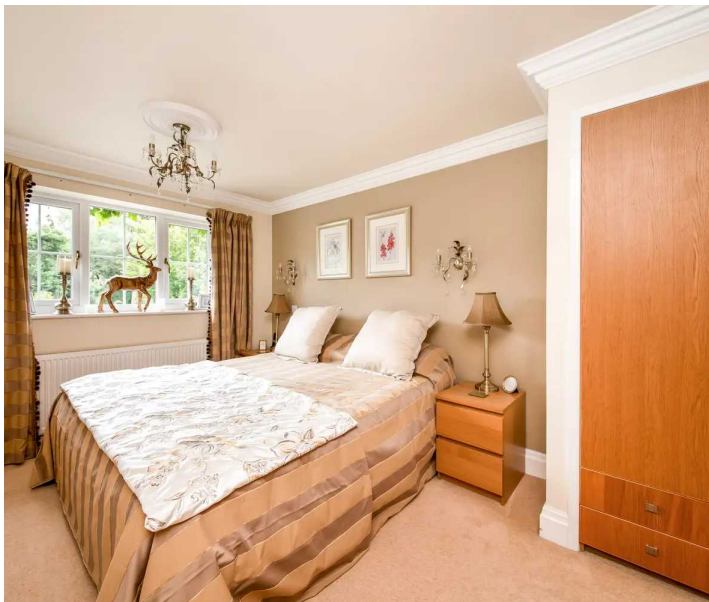


### **BEDROOM ONE**

A superb principal suite having a bank of fitted wardrobes, two ceiling lights, inset ceiling roses, coving to the ceiling and central heating radiator and a uPVC double glazed window to the front overlooking the beautiful front garden. A door in turns leads through to en-suite shower room.

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

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





### FIRST FLOOR LANDING

From the entrance hallway, a staircase rises and turns to the first floor landing, with ceiling light and ceiling rose, coving to the ceiling, access to loft via a hatch and access to the airing cupboard and here we gain access to the following rooms.

### BEDROOM TWO

A front facing double bedroom with ceiling light and ceiling rose, ornate coving to the ceiling, central heating radiator and uPVC double glazed window to the front.

### BEDROOM THREE

A double bedroom with uPVC double glazed window to the rear, ceiling light with ceiling rose, coving to the ceiling and central heating radiator.



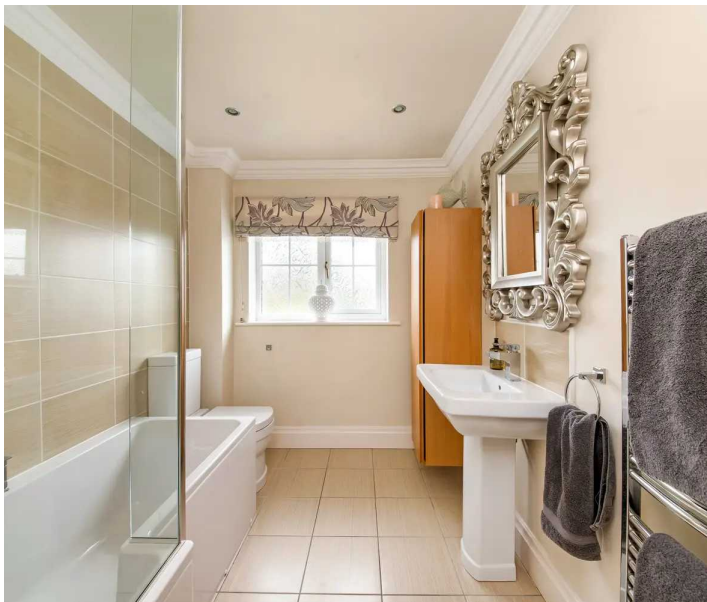


#### **BEDROOM FOUR**

With ceiling light, with ceiling rose, coving to the ceiling, central heating radiator, uPVC double glazed window to the front and inset wardrobes.

#### **HOUSE BATHROOM**

Comprising a three piece modern white suite, in the form of close coupled W.C., pedestal basin with chrome mixer tap over, P shaped shower bath with chrome mixer tap and glazed shower screen with mains fed chrome mixer shower over the bath. There are inset ceiling spotlights, coving to the ceiling, partial tiling to the walls, tiled floor, heated chrome towel rail / radiator and obscure uPVC double glazed window to the rear.



## OUTSIDE

The home enjoys a superb frontage from Cote Lane with beautiful mature gardens, there is a lawned area with perimeter flowerbeds containing various plants, shrubs and trees with dry stone walling to the front and perimeter hedging providing privacy. A tarmac driveway provides off road parking for numerous vehicles leading up to integral garage. To the rear of the home, there is a private and secure rear garden, which is fully enclosed with perimeter fencing and hedging with lawned space with two stone flagged patio seating areas and flowerbeds containing marvelous plants and shrubs.



#### ADDITIONAL INFORMATION:

The EPC rating is a TBC and the Council Tax band is a E.

#### VIEWING:

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

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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.

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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.

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##### 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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