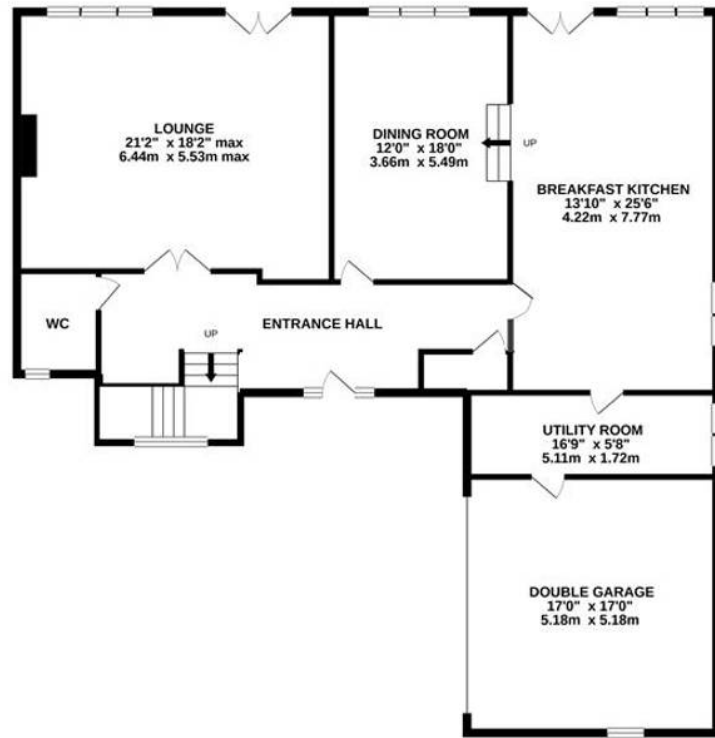




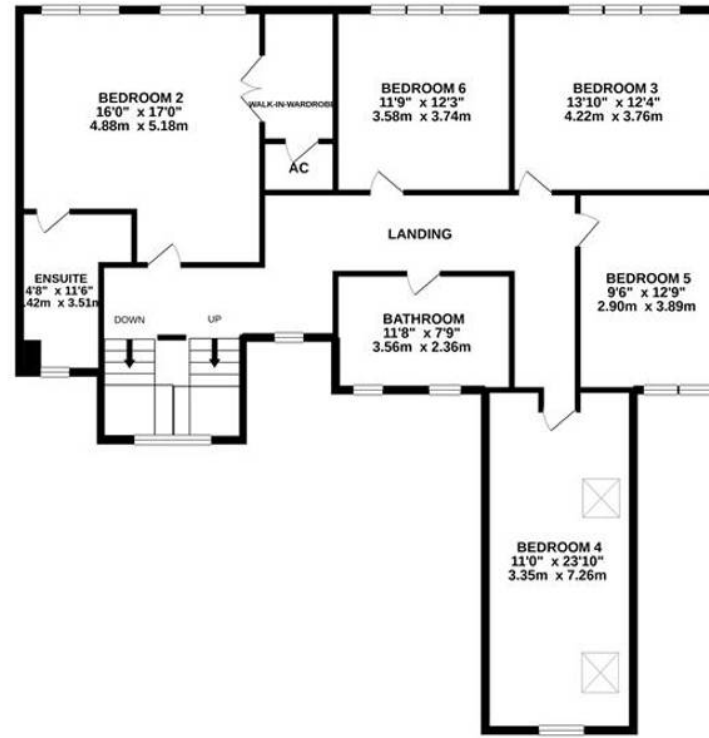
**2 Knoll Close, Thurgoland**  
Sheffield



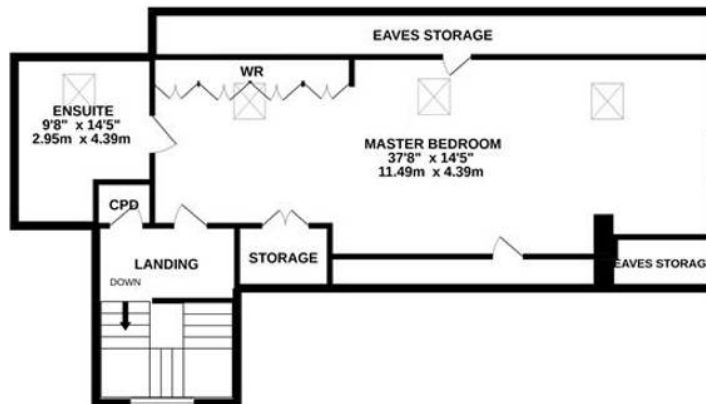
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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## Knoll Close, Thurgoland

### Sheffield

A TRULY IMPRESSIVE, MODERN DETACHED FAMILY HOME OFFERING APPROX 3600 SQUARE FEET OF LIVING ACCOMMODATION IN A THREE-STOREY CONFIGURATION ON THIS EXCLUSIVE CUL-DE-SAC WITH JUST FOUR OTHER PROPERTIES. Enjoying a pleasant aspect over neighbouring playing field, and just a stone throw away from outstanding OFSTED rated primary school, this substantial, detached family home is located close to the centre of this highly regarded village, well suited for the daily commute, accessing Sheffield, Leeds, and Manchester. Having been upgraded by the current vendor, this fabulous property offers the following accommodation: - To ground floor: Entrance hall, downstairs W.C., breakfast kitchen, utility, dining room and lounge. To first floor there are five double bedrooms, including bedroom two with en-suite and family bathroom. To second floor there is a superb master suite with luxury en-suite. The home benefits from a mechanical heat recovery unit (MHRU) throughout and has underfloor heating to the ground floor. Outside there is off-street parking for numerous vehicles to front leading to attached double garage. To rear is an enclosed lawned garden, with direct access to adjoining playing field. The home offers excellent space with high quality, modern fixtures and fittings, in a highly regarded location. An early viewing as a must to fully appreciate. The EPC Rating is C-77 and Council tax is F.







### **ENTRANCE HALLWAY**

Entrance gained via uPVC and decoratively glazed door with obscure uPVC glazed panel into entrance hallway. A spacious entrance hallway with LVT floor, inset ceiling spotlights, staircase rising to first floor, with feature uPVC double glazed window, allowing in natural light. There is a cupboard allowing hanging space and access to the following rooms:

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

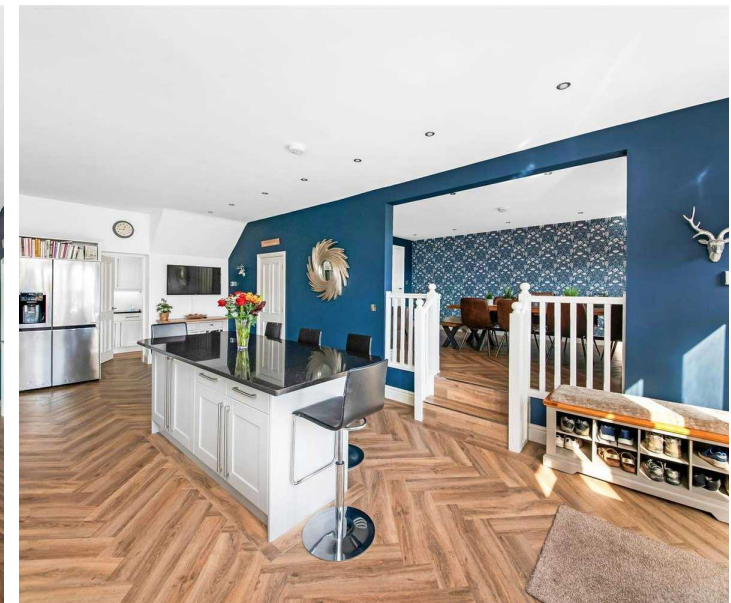
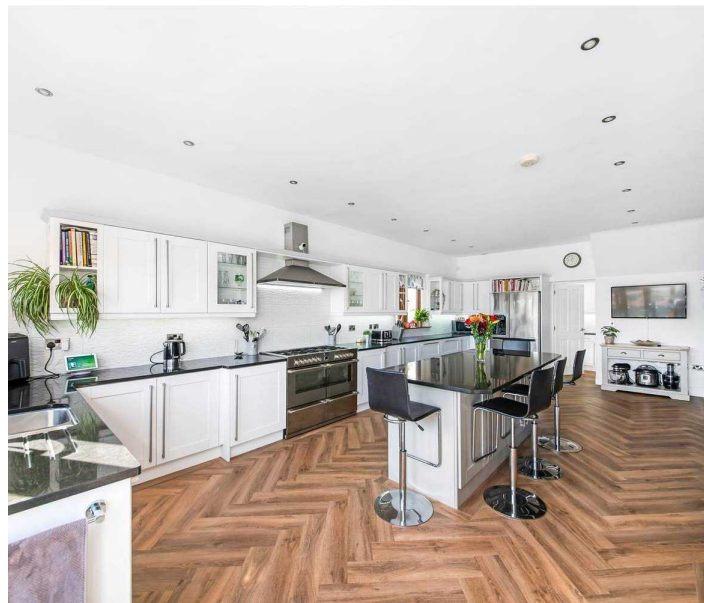
With continuation of the tiled floor and with part tiling to walls, there is a two-piece white suite in the form of close coupled W.C. and basin sat within vanity unit with chrome mixer tap over. There is ceiling light and obscure uPVC double glazed window to front.





## BREAKFAST KITCHEN

With a range of wall and base units in an oak shaker style, with solid granite worktops, tiled splashbacks, and LVT floor. The main focal point being an impressive island offering base level storage, with breakfast bar seating. There is space for a range cooker with chimney style extractor fan over, integrated dishwasher and housing for an American style fridge freezer. There are inset ceiling spotlights, and uPVC double glazing giving natural light to two elevations, enjoying open aspect over park to rear. There are twin French doors in uPVC giving access to rear garden.



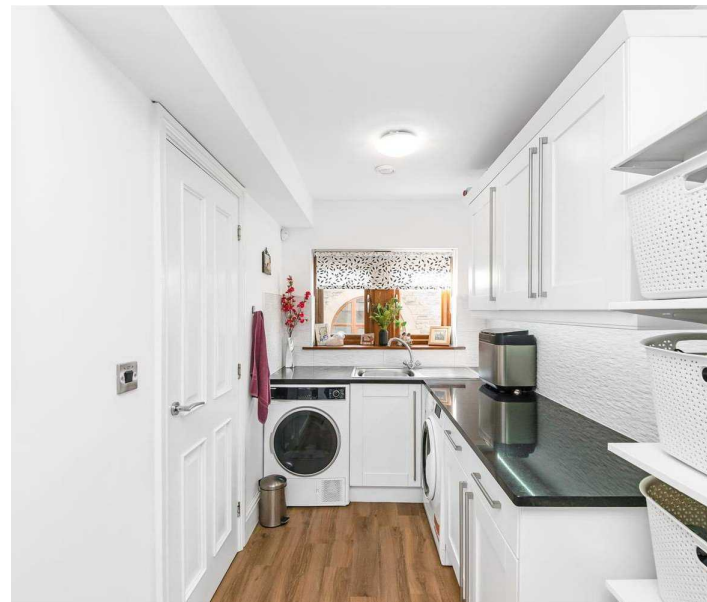


### UTILITY

Accessed off the kitchen with continuation of the tiled floor, and wall and base units in the oak shaker style with granite worktops, and tiled splashbacks. There is plumbing for a washing machine, space for tumble dryer and stainless-steel sink with chrome mixer tap over. There are two ceiling lights, uPVC double-glazed window to side and a door giving personal access to double garage.

### DINING ROOM

From breakfast kitchen, two steps lead to dining room, which can also be accessed by a door in the entrance hallway. An excellent dining space with a high degree of flexibility, with ample room for table and chairs, or potentially for further lounge furniture if so desired. With an open plan feel to the breakfast kitchen, there are inset ceiling spotlights and uPVC double glazed window to rear enjoying the view.





## LOUNGE

An excellently proportioned principal reception space with the main focal point being an electric fire sat within ornate surround. There are inset ceiling spotlights, uPVC double glazed window to rear and twin French doors giving access to rear garden.

## FIRST FLOOR LANDING

From entrance hallway, staircase rises and turns to first floor landing. A spacious landing with space for desk if so desired, with natural light gained via uPVC double glazed window to front. There are inset ceiling spotlights, central heating radiator and here we gain access to the following rooms:

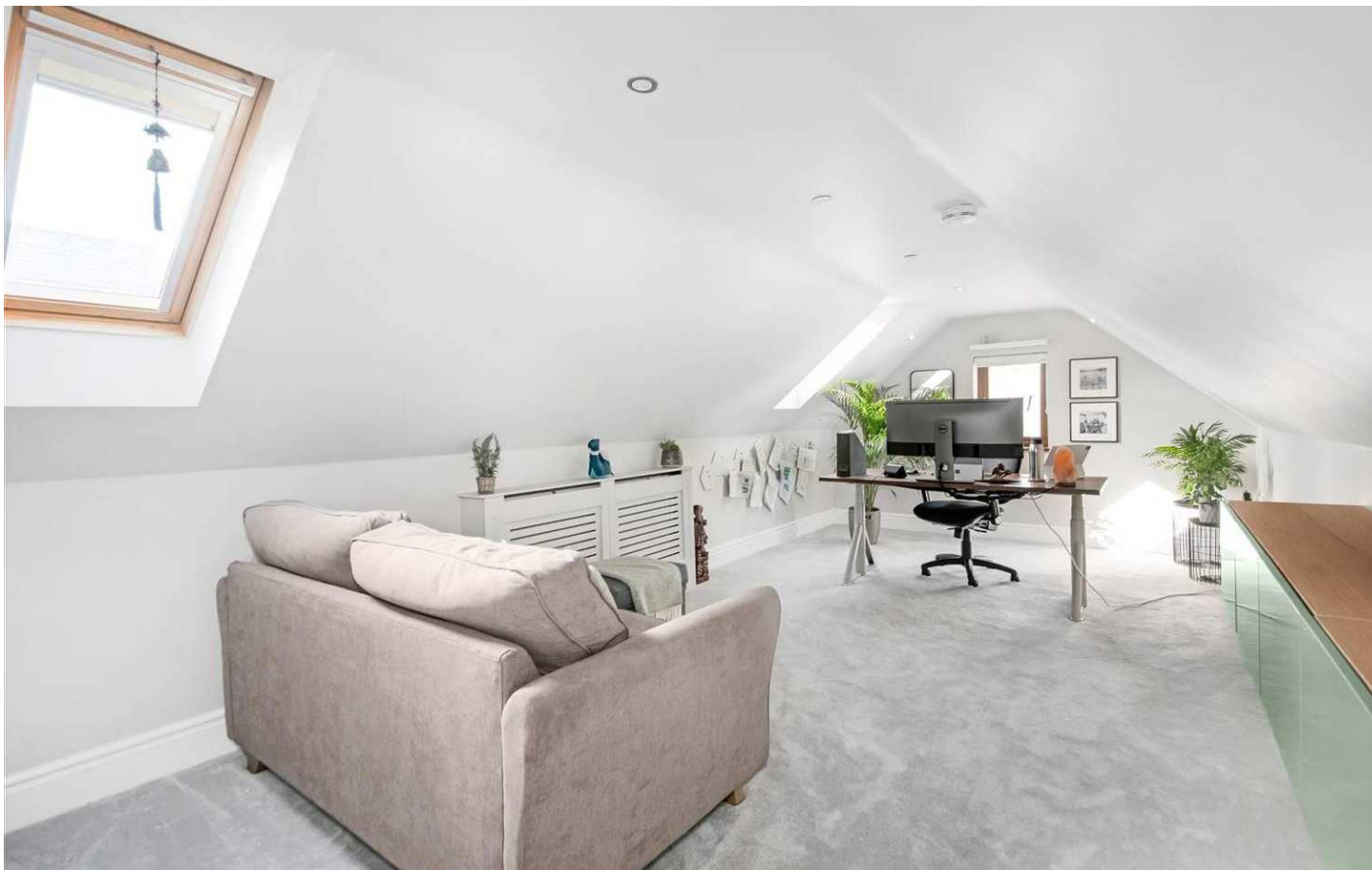
## BEDROOM TWO

An impressive double bedroom, formally being the master suite before improvements were made to the second floor, with uPVC double glazed window to rear enjoying views. Twin doors open to walk-in wardrobe, offering extensive hanging space with further door off leading to airing cupboard.

## EN-SUITE SHOWER ROOM

A modern en-suite with sanitary ware in the form of close coupled W.C., twin basins within vanity unit, each with chrome mixer tap over, and walk in shower with mains-fed chrome mixer shower within. There are inset ceiling spotlights, part tiling to wall, tiled floor, chrome towel rail/radiator, and obscure uPVC double glazed window.





### **BEDROOM THREE**

An impressive double room, currently used as a home office, and positioned above the double garage. There are inset ceiling spotlights and central heating radiator. Natural light is provided by uPVC double glazed window to front and two separate Velux skylights to side.

### **BEDROOM FOUR**

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

### **BEDROOM FIVE**

A further double bedroom, with ceiling light, central heating radiator and uPVC double glazed window to front.





### **BEDROOM SIX**

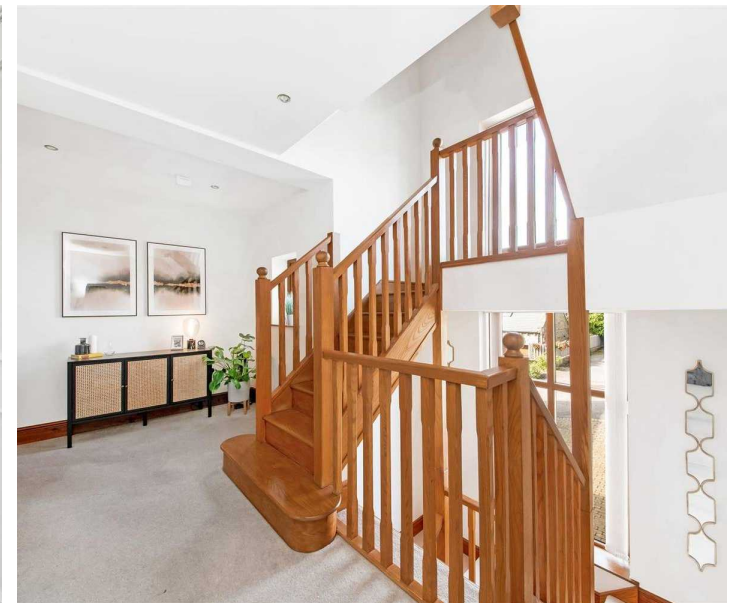
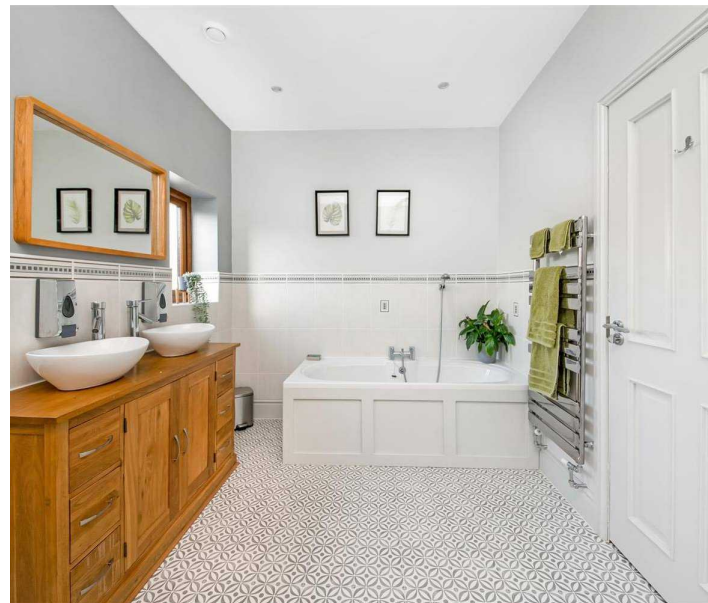
A double bedroom with ceiling light, central heating radiator and uPVC double glazed window enjoying the open aspect.

### **HOUSE BATHROOM**

A generous house bathroom with sanitary ware in the form of close coupled W.C., twin basins sat within a vanity unit, each with chrome mixer tap over, bath with chrome mixer tap and shower attachment, and shower enclosure with mains-fed Grohe mixer shower within. There are inset ceiling spotlights, part tiling to walls, chrome towel rail/radiator and two separate uPVC obscure glazed windows to front.

### **SECOND FLOOR LANDING**

From the first-floor landing, staircase rises and turns to second floor landing. With inset ceiling spotlights, access to linen cupboard, and access to master bedroom.





### MASTER BEDROOM

A truly fabulous master suite, having been created by the current vendors, to give extensive living accommodation positioned at the top of the home, with extensive square footage allowing double sleeping area, lounge, dressing space and fitted wardrobes. There are inset ceiling spotlights, central heating radiator, uPVC double glazed window to side, three Velux windows to rear, three separate accesses to eaves storage and access to loft via a hatch.

### EN-SUITE

An impressive luxury en-suite with high quality sanitary ware in the form of close coupled W.C., twin basins sat within vanity unit with chrome mixer taps over, bath with chrome cascade tap over and shower attachment, and walk-in shower enclosure with mains-fed chrome mixer shower within. There are inset ceiling spotlights, part tiling to walls, tiled floor, two towel rail/radiators, and Velux skylight to rear.





## DOUBLE GARAGE

Accessed via roller shutter door to front, the garage provides off-street parking for two vehicles, storage, or indeed scope for further conversion into additional living accommodation if so desired. There are two ceiling strip lights, obscure uPVC double glazed window to side, and here we find the Worcester boiler. The garage can also be accessed via a door from the utility.

## OUTSIDE

An Indian stone flagged path gives access to the front door. The block paved driveway provides off-street parking for numerous vehicles, leading to the double garage. A path also gives access via two separate timber gates, one to each side, reaching the rear garden. The rear garden is a fully enclosed, predominantly lawned garden space with perimeter fencing, Indian stone flagged patio seating areas, including spacious area with gazebo. Perimeter flowerbeds contain various plants and shrubs, and the garden enjoys a particularly pleasant aspect, with views over neighbouring playing field. Timber gate gives access out to the aforementioned field.









## ADDITIONAL INFORMATION

The EPC Rating is C-77 and council tax band is F and we are informed by the vendor that the property is Freehold.

## 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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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 TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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