

**FOR SALE**



**Walseker Lane, Woodall**  
**Guide Price £430,000**

  
**MARTIN & CO**



## Walseker Lane, Woodall

3 Bedrooms, 2 Bathroom

Guide Price £430,000

- Three bedroom
- Detached bungalow
- Generous garden
- En suite to master
- Refurbished throughout

GUIDE PRICE £430,000 - £450,000. Situated in the highly sought-after Hamlet of Woodall on the outskirts of the Parish of Harthill with Woodall, Walseker Lane offers a rare opportunity to acquire a beautifully refurbished three-bedroom detached bungalow, that is ready to move in to. Set on a generous wrap-around corner plot, this stunning property is perfect for those seeking spacious single-storey living with access to a charming village community and excellent commuter links.



Upon entering the home, you are greeted by a welcoming entrance hall. The lounge/dining room, a versatile space ideal for relaxing or entertaining. This room is enhanced by a stylish feature wall, with large front and side-facing windows that flood the room with natural light, offering picturesque views of the surrounding gardens. The side-facing patio doors open directly onto the garden creating a seamless flow between indoor and outdoor living.

The kitchen is a modern delight, featuring a sleek range of high-gloss grey wall and base units. It comes equipped with integrated appliances including a fridge freezer, dishwasher, oven, hob, and extractor, making it both practical and aesthetically pleasing for any home chef.

The bungalow boasts three well-proportioned bedrooms. The master bedroom includes an en suite shower room with a modern white three-piece suite, offering a touch of luxury and privacy. The remaining bedrooms are spacious and adaptable, perfect for accommodating family, guests, or even creating a home office. The family bathroom also features a contemporary white three-piece suite, providing style and convenience, with utility cupboard that has plumbing for washing machine and space for tumble dryer.

Outside, the property continues to impress with its beautifully maintained gardens. The lush lawn wraps around the home, offering multiple spots to enjoy the outdoors. A block-paved driveway provides ample off-road parking for several vehicles, leading to a brick-built store, originally a single garage, providing valuable extra storage space.

The village of Harthill offers a peaceful setting, with a

strong sense of community and local amenities including shops, pubs, and parks. For those needing to commute, the property is well-positioned with easy access to Sheffield, Rotherham, and the M1 motorway, making it ideal for both work and leisure travel.

Walseker Lane is a must-view property that seamlessly blends modern comforts with the charm of village living. Perfectly suited for families or those looking to downsize without compromising on space, this home is ready to welcome its next owner.

**ENTRANCE HALL.** With a store cupboard housing the central heating boiler, downlights to the ceiling and rear facing entrance door.

**LOUNGE / DINING ROOM.** A generous size reception room flooded by natural light provided by the large windows to the front and side. Having patio doors that open onto the garden and feature wall to the dining area. Contemporary style double barn doors open into



the kitchen.

**KITCHEN.** With a range of stunning fitted wall and base units in high gloss grey, wall units include extractor hood. Base units are set beneath contrasting worktops which include a hob, double eye level oven, one and a half bowl sink with combination boiling/hot/cold water tap, wine rack, integrated dishwasher, fridge freezer, tiled splash backs, downlights to the ceiling, side facing window and rear facing picture window.

**BEDROOM ONE.** A double size room with front facing window.

**EN SUITE SHOWER ROOM.** Having a white three piece suite comprising a vanity wash hand basin, low flush w.c, shower cubicle with multi jet and rain shower head, downlights to the ceiling and decorative wall boarding.

**BEDROOM TWO.** A double size room with built in store cupboard and rear facing window.

**BEDROOM THREE.** A double size room with built in storage cupboard and rear facing window.

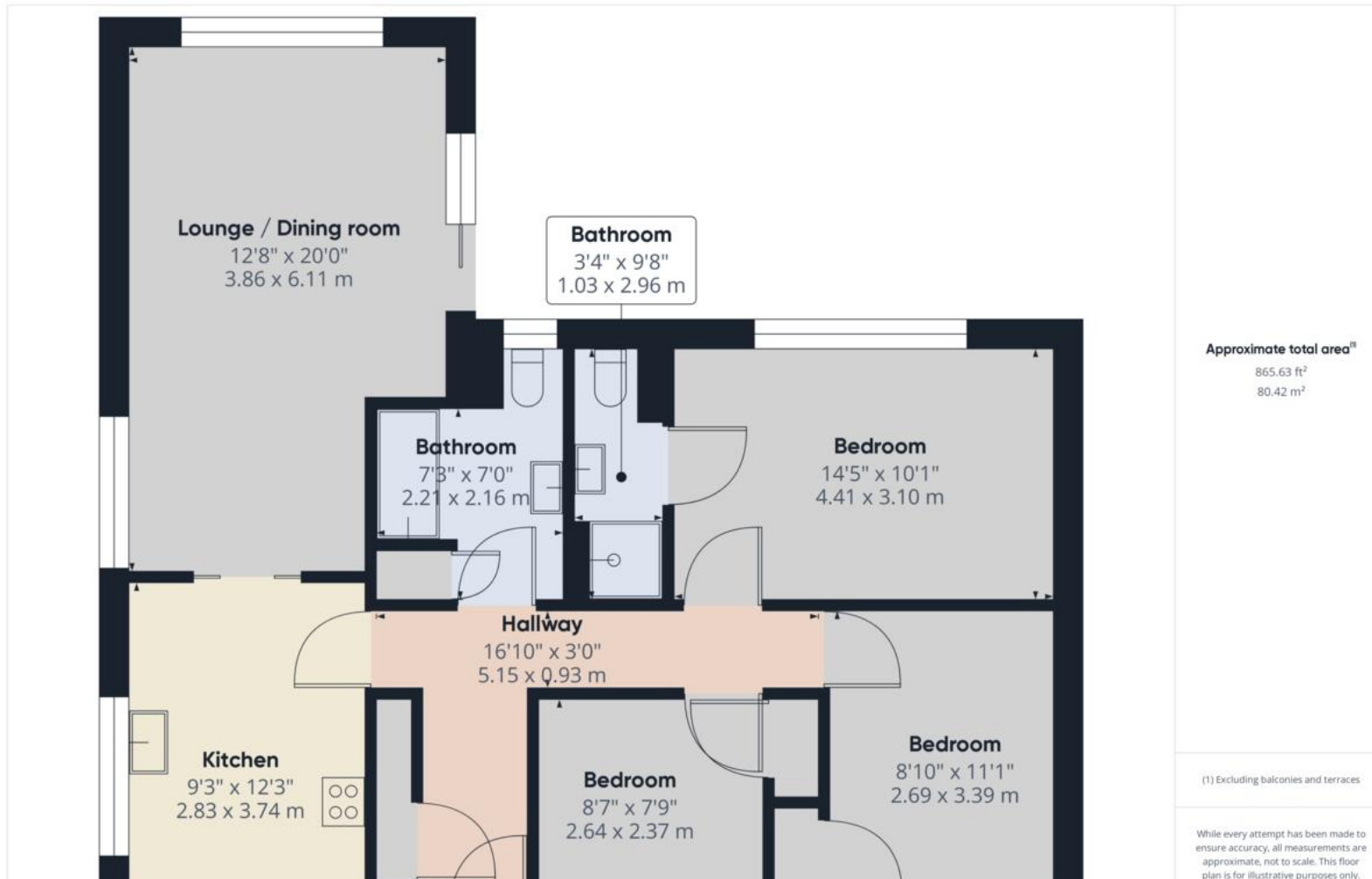
**BATHROOM.** With a white three piece suite comprising a low flush w.c, vanity wash hand basin, bath with shower over, downlights to the ceiling and decorative wall boarding. Built in utility cupboard with plumbing for washing machine and space for tumble dryer.

**OUTSIDE.** Set on a generous size wrap around corner plot with lush lawns and borders with pebbled areas. With a larger than average block paved drive providing off road parking for several vehicles. Original garage is now used as a store room with window and entrance door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	30 F	
1-20	G		





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