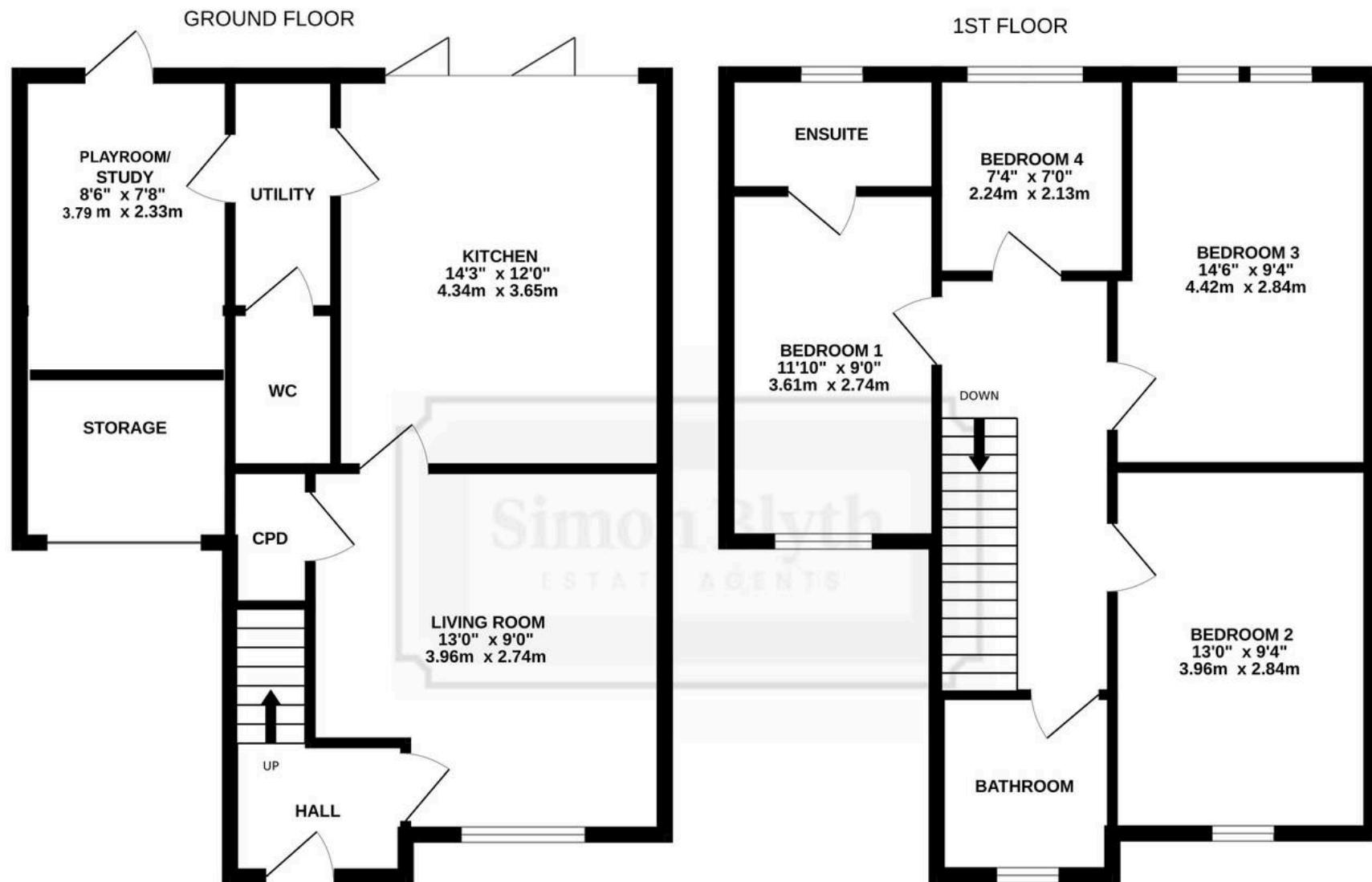




**Lairds Way, Penistone**

Sheffield

Offers in Region of £365,000



LAIRD'S WAY

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## Lairds Way

Penistone, Sheffield

CONSTRUCTED IN 2018, WE ARE PLEASED TO OFFER TO THE MARKET THIS BEAUTIFULLY MAINTAINED FOUR-BEDROOM DETACHED FAMILY HOME, SITUATED IN A QUIET RESIDENTIAL CUL-DE-SAC. THE PROPERTY IS CONVENIENTLY LOCATED WITHIN EASY REACH OF PENISTONE'S AMENITIES, SCHOOLS, AND TRANSPORT LINKS, INCLUDING THE TRAIN STATION. The accommodation briefly comprises: entrance hallway, living room, open-plan dining kitchen with bi-folding doors opening onto the private south-facing rear garden, utility room, playroom/study and downstairs W.C. To the first floor there are four bedrooms, including the master with en-suite shower room and bedroom two and three with fitted wardrobes, alongside the family bathroom. To the outside, the front offers off-street parking for several vehicles leading to the garage, which has been partitioned to provide front storage and a rear playroom/study. The south-facing rear garden is fully enclosed and enjoys a high degree of privacy. The property is ideally positioned within walking distance of the train station and town centre, with nearby access to the Trans Pennine Trail offering excellent countryside walks. Ready to move into, this home must be viewed to be fully appreciated.



## ENTRANCE HALLWAY

Access is via a composite door with an obscure glazed panel and matching glazed side screen, opening into the entrance hallway. The hallway features a ceiling light, central heating radiator, and staircase rising to the first-floor landing, with access provided to the following rooms:

## LIVING ROOM

A generously sized, front-facing reception room featuring a ceiling light, central heating radiator, and uPVC double-glazed window to the front elevation. The room also benefits from an under-stairs storage cupboard, while a door leads through to the dining kitchen.

## DINING KITCHEN

Positioned to the rear of the property and opening onto the garden via uPVC bi-folding doors, this impressive open-plan dining kitchen provides ample space for a family dining table and chairs. The kitchen is fitted with a selection of wall and base units, complemented by block-effect work surfaces, matching upstands, and tiled splashbacks. Integrated appliances include an electric oven with four-ring hob and extractor above, together with a Bosch dishwasher, while there is also provision for a freestanding fridge freezer. An inset sink unit with side drainer and mixer tap sits beneath additional worktop space. The room is well lit with inset ceiling spotlights as well as generous natural light from the bi-fold doors. An internal door leads through to the utility room.





#### UTILITY

There are base units with a sink, plumbing for a washing machine and a gas central heating boiler. There is also a central heating radiator and access to the downstairs W.C and playroom/study.

#### DOWNSTAIRS W.C

Comprising of a two-piece white suite with low flush W.C and wash hand basin with a chrome mixer tap over and a central heating radiator.

#### PLAYROOM/STUDY

Originally forming part of the garage, this room is currently used as a playroom but could equally serve as a study or snug. If required, it could also be converted back into garage space. The room benefits from a rear-facing uPVC and glazed external door, leading to the garden, ceiling light fixture and power sockets, while the remainder of the garage is still accessible from outside.



## FIRST FLOOR LANDING

From the entrance hallway, the staircase rises to first floor landing which has a central heating radiator and access to loft via a hatch via an integrated ladder. Here we gain access to the following rooms:

### BEDROOM ONE

A double bedroom with ceiling light, central heating radiator, uPVC double glazed window to front and door opens to en-suite shower room.

### EN-SUITE SHOWER ROOM

Which comprises a rear facing opaque double-glazed window a central heating radiator, shower cubicle with shower, push button W.C, wash hand basin, extractor fan, and part tiling to the walls.

### BEDROOM TWO

Another double bedroom with ceiling light, central heating radiator, fixed wardrobe and uPVC double glazed window to the front.





#### **BEDROOM THREE**

A further double bedroom featuring a ceiling light, central heating radiator, and fitted wardrobes. A uPVC double-glazed window to the rear provides pleasant views over wooded surroundings.

#### **BEDROOM FOUR**

Currently used as a study, this bedroom features a ceiling light, central heating radiator, and a uPVC double-glazed window to the rear.

#### **HOUSE BATHROOM**

Comprising a three-piece modern white suite which comprises a panelled bath, close coupled W.C., pedestal basin with mixer taps over and bath with mixer tap and showerhead over. Part tiling to the wall's extractor fan, part tiling to walls, central heating radiator and obscure uPVC double glazed window to front.



## GARAGE

Featuring an up-and-over garage door, this space provides storage for bicycles, lawnmowers, and has power and lighting. In addition, the driveway in front of the garage offers off-street parking for at least two vehicles.

## OUTSIDE

To the front, a block-paved driveway provides off-street parking for multiple vehicles and leads to the integral garage/storage. A lawned garden area adds a touch of greenery, and a side gate provides access to the rear of the property. The south-facing rear garden is fully enclosed with perimeter fencing and features a lawn, flagged patio seating area, flowerbeds with a variety of plants, shrubs, and trees, and a hardstanding suitable for a wooden shed. The property enjoys a pleasant position with a high degree of privacy.



## ADDITIONAL INFORMATION:

The EPC rating is a B-84 and the Council Tax band is a D

## 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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## 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.

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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 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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