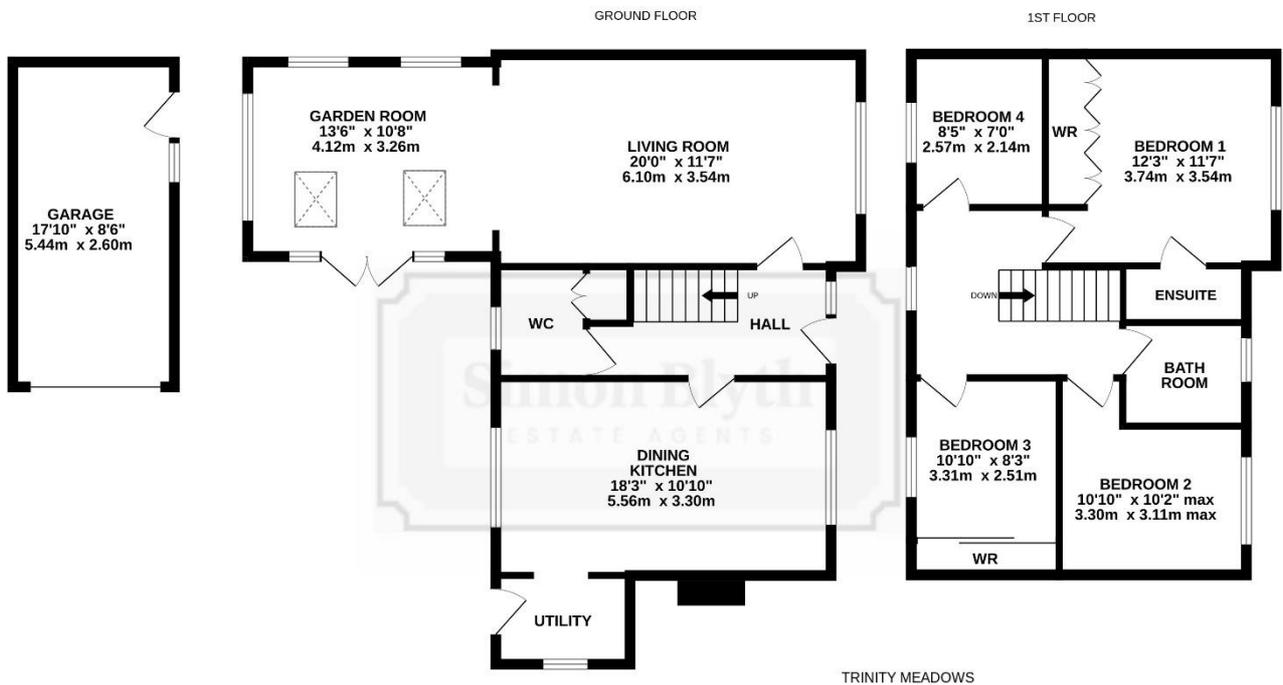




TRINITY MEADOWS, THURGOLAND, SHEFFIELD, S35 7BZ



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PROPERTY DESCRIPTION

POSITIONED IN THIS WELL-REGARDED ESTATE IN THE HEART OF THURGOLAND, WE ARE DELIGHTED TO OFFER TO THE MARKET THIS EXTENDED AND MUCH-IMPROVED DETACHED FOUR-BEDROOM FAMILY HOME, OFFERING AN IMPRESSIVE LEVEL OF SPACE AND FLEXIBILITY. A REAL HIGHLIGHT IS THE FABULOUS BREAKFAST/LIVING KITCHEN, AS WELL AS THE LIVING/DINING EXTENSION, WHICH PROVIDES A GENEROUS AMOUNT OF ROOM AND OPENS DIRECTLY ONTO THE REAR GARDENS. Arranged over two levels, this home combines a thoughtful interior layout with an idyllic village location in this now mature and sought-after development. The accommodation briefly comprises: an impressive entrance hall, downstairs WC, breakfast/living kitchen, utility room, and a superb open-plan living/dining room with high-quality fittings. Upstairs, the property offers a principal bedroom with en-suite, three further bedrooms, and a house bathroom. Externally, a long private driveway provides parking for approximately three vehicles or a caravan if so desired and leads to a detached garage. This home has been upgraded to a high standard throughout by the current vendors and is ideal as a family residence, with ample ground-floor space. Conveniently located within walking distance of Thurgoland Primary School and village amenities, it is superbly positioned and competitively priced, so an early viewing is advised.

Offers In Region Of £450,000

ENTRANCE HALL

Entrance is gained via a composite door with obscured glazed panel and matching side screen, opening into an impressive reception hallway. A welcoming and well-appointed space, the hallway features inset ceiling spotlights, a central heating radiator, and stylish stone-effect Karndeian flooring, which adds a contemporary and practical finish. A staircase rises to the first-floor landing, while the hallway itself provides a superb introduction to the home. From here, access is gained to the following rooms.



LIVING BREAKFAST KITCHEN

Forming the heart of the home is this beautifully presented and generously proportioned breakfast kitchen, fitted with a range of solid oak shaker-style base and wall units, offering ample storage and preparation space. A central island unit provides further versatility, incorporating deep pan drawers and finished with contrasting granite work surfaces, which extend throughout to create a durable and elegant working area. The space is further enhanced by a characterful tiled splashback, with the walls part tiled, and a stainless-steel sink with chrome mixer tap, positioned beneath a uPVC double-glazed window to the rear. Additional features include inset ceiling spotlights, stone-effect Karndean flooring, and a comprehensive range of integrated appliances, including a fridge freezer, Neff oven and grill, integrated microwave, four-ring induction hob with curved glass chimney hood style extractor over, and an integrated dishwasher. The kitchen flows seamlessly into an open-plan living area, creating a superb space for both everyday family living and entertaining, and featuring a charming multi fuel wood-burning stove which provides a focal point to the room. This inviting area is flooded with natural light via a uPVC window to the front and continues the Karndean flooring, combining practicality with a high-quality finish. The overall layout provides a comfortable and highly sociable environment, perfectly suited to modern family living.







UTILITY ROOM

From the breakfast kitchen, an opening leads through to the utility room, fitted with a range of matching solid oak shaker-style base and wall units, in keeping with the breakfast kitchen, complemented by granite work surfaces and part-tiled walls. There is a stainless-steel sink with chrome mixer tap, plumbing for a washing machine, and a uPVC double-glazed window to the side. A composite and glazed door provides access to the rear garden, and the room benefits from a continuation of the stone-effect Karndean flooring and inset ceiling spotlights.



DOWNSTAIRS W.C

This beautifully presented cloakroom has been thoughtfully designed to maximise space, featuring bespoke oak shaker-style units with excellent storage, including a floor-to-ceiling cupboard. It incorporates a semi-recessed wash hand basin and low flush W.C. with concealed cistern, set within contrasting granite work surfaces. Finished with part stone-effect tiling, the room also benefits from a rear-facing uPVC double-glazed window and extractor fan.



OPEN PLAN LIVING/DINING ROOM

An impressively proportioned principal reception room, combining a formal lounge and dining area, forming part of the extension to the home and creating a superb open-plan space, ideal for both entertaining and everyday family living. To one side, the lounge area is arranged around a central focal point in the form of a gas fire with an ornate surround. There is a uPVC double-glazed window to the front elevation, a ceiling light point, and a central heating radiator. The room is tastefully decorated throughout and flows seamlessly via an open aspect into the dining area, enhancing the sense of space and versatility. Forming part of the home's extension and offering a wealth of versatile and generously proportioned ground floor accommodation, this room is currently utilised as a dining room but could equally serve as a garden room, secondary sitting area, or playroom. The space is flooded with natural light via two uPVC double-glazed windows to the side elevation, a further uPVC double-glazed window to the rear, and twin French doors with glazed side panels, providing direct access to the garden. Additional features include two Velux roof windows, inset ceiling spotlights, and a central heating radiator, creating a bright and inviting environment well suited to a variety of uses.







FIRST FLOOR LANDING

From the entrance hallway, a staircase with balustrade rises to the first-floor landing. The landing benefits from a ceiling light point, and access to the loft via a hatch. From here, access is gained to the following rooms.



BEDROOM ONE

A spacious principal bedroom, front-facing and benefiting from a full wall of fitted wardrobes, providing excellent storage. There is a uPVC double-glazed window to the front elevation, a central heating radiator, and a ceiling light point. An internal door leads through to the en-suite shower room.



EN-SUITE SHOWER

The en-suite shower room is fitted with a low flush W.C. and a wall-mounted wash hand basin with chrome mixer tap. There is a shower enclosure with mains-fed shower and attachment, together with a chrome heated towel rail/radiator. The room is fully tiled to both walls and floor, with inset ceiling spotlights completing the space.



BEDROOM TWO

A further double bedroom, positioned to the front elevation, with a uPVC double-glazed window, ceiling light point, and central heating radiator.



BEDROOM THREE

Another spacious, rear-facing double bedroom, featuring a bank of fitted wardrobes that provide ample storage. The room benefits from a ceiling light, central heating radiator, and a uPVC double-glazed window overlooking the property's garden.



BEDROOM FOUR

A rear-facing bedroom with built-in storage cupboards, featuring a ceiling light, central heating radiator, and a uPVC double-glazed window overlooking the rear of the property.



HOUSE BATHROOM

Comprising a three-piece white suite, including a close-coupled W.C., pedestal basin with chrome mixer taps, and a bathtub with chrome mixer taps and shower attachment. The room features an obscured uPVC double-glazed window to the front, a central heating radiator, and laminate flooring.



OUTSIDE

Positioned on a generous corner plot, the property externally features a front lawned garden with a flagged path leading to the rear. The rear garden boasts an Indian stone and gravelled patio area, ideal for outdoor seating, with direct access from both the utility/boot room and twin French doors from the dining area, creating an exceptionally private setting. Steps lead up to a double driveway, with further steps providing access to an additional garden area, mainly laid to lawn, located behind the dining/garden room. This area also includes a gravelled section, perfect for outdoor seating or al fresco dining. The driveway offers ample space for off-street parking for vehicles, as well as a caravan, and leads to a detached garage. The property is enclosed by perimeter hedging and fencing.











ADDITIONAL INFORMATION

EPC rating -

Property tenure – Freehold

Council tax band – E

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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PROPERTY VIEWING NOTES



MAIN CONTACTS

T: +44 (0)1226 762400

W: www.simonblyth.co.uk

E: Penistone@simonblyth.co.uk

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01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259