



The Farm House, High Lane Farm, High Lane, Ridgeway, S12

Guide Price £500,000 - £525,000

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- NO CHAIN
- THREE DOUBLE BEDROOMS
- SEMI-DETACHED
- STUNNING AND SPACIOUS THROUGHOUT
- IN A GATED COMPLEX



Property Description

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HALLWAY

Entrance via a uPVC door with obscure glass panel into the entrance hallway with tiled flooring, painted walls, spot lighting and window. Doors to a large storage cupboard and a wooden door leads to the kitchen.

KITCHEN

12' 8" x 12' 2" (3.87m x 3.72m)

A stunning country style kitchen fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half ceramic sink with mixer tap and extractor fan. Space for a range cooker and American style fridge/freezer. Integrated dishwasher and wine rack. Spot lighting, original beams, under floor heating and window with amazing countryside views. Tiled flooring, open to the dining room and door to the lounge.

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DINING ROOM

15' 4" x 14' 3" (4.69m x 4.35m)

With continued tiled flooring and a feature wallpapered wall. Two windows, original beams, under floor heating, spot lighting and wall lights. Patio doors open onto the garden.

LOUNGE

16' 0" x 16' 1" (4.89m x 4.91m)

A cosy living area with tiled flooring and neutral décor. A large brick built open fire place with coal effect gas fire and under lighting. Two windows, wall lights, TV point and smoke alarm. Doors to a storage cupboard, stairs and study.

STUDY

9' 9" x 10' 9" (2.99m x 3.28m)

A useful extra living area with tiled flooring and painted walls. Wall lights, original beams, radiator and window. Door to the outside and downstairs WC.

DOWNSTAIRS WC

7' 2" x 4' 5" (2.19m x 1.36m)

Comprising of close coupled WC and wash basin. Spot lighting, obscure glass window and fully tiled walls and flooring. Door to storage cupboard and utility area with space for automatic washing machine and tumble dryer.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a smoke alarm, loft access, ceiling and wall lights. A unique arched window creating ample natural lighting and doors to three bedrooms and bathrooms.

BEDROOM 1

16' 4" x 10' 7" (4.99m x 3.24m)

A spacious double master bedroom with carpeted flooring, neutral décor and built in wardrobes. Spot lighting, original beams, radiator and window. Door to the en-suite.

ENSUITE

9' 5" x 10' 0" (2.89m x 3.06m)

Comprising of double shower cubicle with plumbed in shower and lighting. Pedestal sink and vanity unit with wash basin. Spot lighting, two chrome radiators and window with stunning views. Fully tiled walls with vinyl flooring.

BEDROOM 2

12' 5" x 12' 9" (3.81m x 3.91m)

A second large double bedroom with high ceilings, carpeted flooring and neutral décor. Wall lights, window, original beams and radiator.

BEDROOM 3

10' 11" x 9' 6" (3.34m x 2.92m)

A third double bedroom with carpeted flooring and neutral décor. Wall lights, radiator and window with stunning views.

BATHROOM

10' 1" x 8' 9" (3.09m x 2.68m)

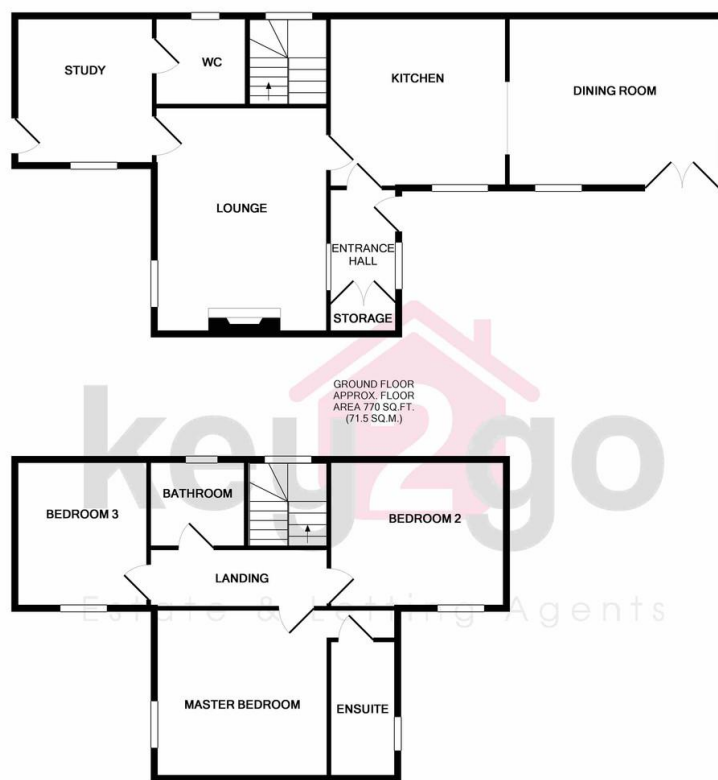
A modern bathroom comprising of a walk in shower area with screen, waterfall shower head, shelving and plumbed in jets and side shower. Close coupled WC and vanity unit with sink. Spot lighting, chrome ladder style radiator and obscure glass window. Built in storage cupboard and fully tiled walls and tiled flooring with under floor heating.

OUTSIDE

The property is within a gated community with a block paved driveway and a double garage. To the rear of the property is a block paved patio, a well maintained lawn and a covered pebbled area which looks over the quiet countryside.



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

38a High Street
Mosborough
Sheffield
South Yorkshire
S20 5AE

www.key2go.co.uk
enquiries@key2go.co.uk
0114 2478819

EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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