



Chapel Lane, Penistone, Sheffield

PRICE: £400,000

- **THREE BEDROOM DETACHED BUNGALOW**
- **GENEROUS PLOT POSITION**
- **OFF STREET PARKING**
- **DOUBLE GARAGE**
- **SOUTH FACING GARDEN**
- **HIGHLY REGARDED LOCATION**
- **CLOSE TO OPEN COUNTRYSIDE**

Occupying a generous plot, approaching 1/4 of an acre, enjoying south facing gardens; a stone built detached bungalow providing off road parking for several vehicles, a double garage and situated within walking distance of both open countryside and the town centre.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

Occupying a generous plot approaching 1/4 of an acre, enjoying a south facing aspect; an individually designed and built three bedroom bungalow which is situated within one of Penistone's most highly regarded locations. The property provides off road parking for several vehicles, has an attached double garage and whilst offering gas central heating and double glazing does require a programme of cosmetic modernisation. Situated within immediate walking distance of open countryside and the town centre which provides an array of local services and amenities whilst the M1 motorway network can be reached within a ten minute drive.

RECEPTION HALL

A part glazed entrance door opens into the reception which has a parquet tiled finish to the floor and provides access into the garage.

LOUNGE/DINER

13' 4" x 27' 5" (4.06m x 8.36m)

An exceptionally well proportioned room with double glazed windows to the front and side aspects, two radiators, coving to ceiling and a feature fireplace to the chimney breast which is home to a living flame gas fire with a marble inset and hearth.

DINING ROOM

12' 0" x 11' 0" (3.66m x 3.35m)

Internal french doors open into the dining room from the Lounge; this room has a laminate floor, a radiator, coving to the ceiling and double glazed patio doors opening into the conservatory. Open plan access is also gained to the kitchen.

KITCHEN

10' 1" x 11' 3" (3.07m x 3.43m)

Having a laminate floor, a double glazed window which overlooks the rear garden. Presented with furniture comprising wall and base units whilst a work surface incorporates a single drainer sink unit with mixer tap over. The room has partial tiling to the walls and appliances including an integral oven and grill with a four ring hob and extractor hood over, a dishwasher and a microwave. Access is gained through to the rear porch/utility.

UTILITY ROOM

6' 0" x 6' 1" (1.83m x 1.85m)

Having a laminate floor and a part glazed door giving access to the rear garden. Housing the central heating boiler, providing plumbing for an automatic washing machine and gaining access to a pantry/storage cupboard.

CONSERVATORY

10' 9" x 6' 0" (3.28m x 1.83m)

Having a tiled floor and windows to two aspects. Access is gained to the rear garden.

INNER HALLWAY

Located off the lounge giving access to the three bedrooms and house bathroom.

BEDROOM ONE

12' 7" x 12' 1" (3.84m x 3.68m)

A rear facing double room with a double glazed window overlooking the rear garden and a radiator. The room has fitted wardrobes and an en-suite which is presented with a low flush W.C and a wash hand basin. Access also to a step in shower directly off the bedroom.

BEDROOM TWO

12' 6" x 12' 0" (3.81m x 3.66m)

A front facing double bedroom with a double glazed window a radiator and fitted wardrobes.

BEDROOM THREE

8' 8" x 8' 0" (2.64m x 2.44m)

A front facing room with a double glazed window, a radiator and built in wardrobes to one wall.

BATHROOM

Presented with a three piece suite comprising a panelled bath, a low flush W.C and a pedestal wash hand basin. The room has partial tiling to the walls, an opaque double glazed window, a radiator and a cupboard which houses the hot water cylinder tank. There is also a step in shower.

EXTERNALLY

The property occupies a generous plot; gates open to a tarmac driveway which extends to a turning area and garage. To the front aspect of the house, set within a stone wall boundary is a garden in the main laid to lawn, with established flower, tree and shrub boarder surrounds. To the rear of the property, enjoying south facing aspect, is a generous garden in the main laid to lawn with established flower tree and shrub boarders and a patio area which steps up to the immediate rear of the house where a flagged terrace spans the rear aspect of the property. Beyond the main



garden boundary is a banked area which also belongs to the property.

GARAGE

17' 3" x 19' 0" (5.26m x 5.79m)

An attached double garage with power, lighting and an up and over entrance door. Windows to side aspect.

WORKSHOP

9' 0" x 8' 0" (2.74m x 2.44m)

Accessed via the garage the workshop has a radiator and a window. This room would easily convert to a home office or occasional fourth bedroom accessed off the hall.

ADDITIONAL INFORMATION

A Freehold property with mains gas, electricity, water and drainage.

DIRECTIONS

From the centre of Penistone, proceed along the High Street before turning right onto Chapel Lane where the property will be found on the left hand side of the road.

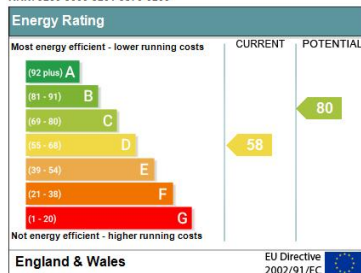


IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

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FLOORPLAN



Measurements are approximate. Not to scale. Illustrative purposes only
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