

## Horsley Croft, Stocksbridge

**PRICE: £285,000**

- 3 BEDROOMS
- MORDERN HIGH QUALITY INTERIOR
- OFF STREET PARKING & GARAGE
- SMALL QUIET HAMLET
- CLOSE TO FOX VALLEY
- HIGH SPECIFICATION THROUGHOUT
- EN-SUITE TO MASTER

**A TRULY OUTSTANDING 3 BEDROOM STONE BUILT DETACHED BUNGALOW LOCATED IN A SMALL QUIET HAMLET WITHIN A SEMI RURAL LOCATION. THE PROPERTY IS BEAUTIFULLY PRESERNTLY THROUGHOUT WITH A MORDERN HIGH SPECIFICATION INTERIOR AS WELL A BEING LOCATED WITHIN CLOSE PROXIMITY TO FOX VALLEY AND ASSOCIATED AMENITIES.**

**Viewing: Contact the agents**

**Appointment date/time:**

**Draft brochure - awaiting approval**

Accommodation Comprises

## INTRODUCTION

### ENTRANCE HALL

A composite part glazed entrance door opens into a Entrance porch having side panel glazing and gives access into interior of the property via a double glazed door. The door opens into a large open plan hallway giving access to the full accommodation including a large double fitted storage cupboard housing the combination boiler and pumps for the underfloor heating as well as providing further storage. Karndean finish to the floor which runs throughout the whole of the property and hallway gives access into a large open plan kitchen.

### OPEN PLAN KITCHEN

Featuring a bespoke fitted kitchen with contrasting units in high gloss finish with contemporary fittings and a quartz work surface with complementary upstand incorporates a stainless steel sink unit and as under pelmet lighting. Integrated appliances include oven, microwave oven, dishwasher and washing machine. Part splash back to one wall which houses the four ring induction hob and extractor hood. Inset spot lighting and Velux skylight window providing ample light within. This in turn gives access to two bedrooms, formal lounge and the house bathroom.

### LOUNGE

14' 3" x 13' 10" (4.34m x 4.22m)

A spacious open plan reception room positioned to the rear elevation having central French doors with side panel glazing opening onto the landscaped rear garden. There is full Karndean finish to the floor, a wall mounted feature electric fire, inset spot lighting, Velux skylight window providing further light within and gives access to bedroom one.

### BEDROOM ONE

14' 11" x 12' 10" (4.55m x 3.91m)

A spacious double room positioned to the rear elevation having central French doors with side panel glazing giving access into the landscaped rear garden, Karndean finish to the floor, fitted wardrobes to the expanse of one wall with sliding frosted glass doors, inset spot lighting and secondary window to the side elevation. Access is gained to the ensuite facility.

### ENSUITE

Featuring a contemporary high specification bathroom suite comprising of a push button W.C., wash hand basin housed on vanity unit, corner step in shower cubicle with plumbed in power shower. Fully tiled walls and Karndean finish to the floor. Frosted double glazed window, inset spot lighting, extractor fan and chrome heated ladder rail.

### BEDROOM TWO/SNUG

12' 1" x 10' 6" (3.68m x 3.2m)

A versatile room positioned to the front elevation is formally the second bedroom and is currently used as home snug area. Karndean finish to the floor, double glazed window, a fitted double wardrobe with sliding frosted glass finish doors and inset spot lighting.

### BEDROOM THREE/DINING ROOM

12' 0" x 6' 7" (3.66m x 2.01m)

A front facing room formally bedroom three and currently used as dining room having double glazed window, Karndean finish to the floor and inset spot lighting.

### HOUSE BATHROOM

Features a contemporary high specification bathroom suite comprising of a push button W.C., a tiled panelled bath with central mixer tap and a wash hand basin with mixer tap over. Feature inset mirror with inset spot lighting to one wall. Fully tiled walls, Karndean finish to the floor, chrome heated ladder rail, extractor fan.

### EXTERNALLY

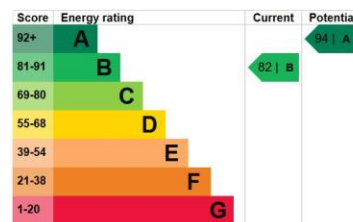
Approached into the shared courtyard to the property is a large tarmac parking area providing off road parking and access to the oversized detached garage. To the front elevation is a further parking area and paved pathways give access to the front, side and rear. To the left elevation is a Indian stone paved pathway giving access into the rear garden. The rear garden has been fully landscaped and features a bespoke timber built pagoda, large Indian stone paved seating area and gives far reaching views over the Stocksbridge valley and beyond.

### GARAGE

19' 11" x 11' 5" (6.07m x 3.48m)

An oversized single detached garage having electrically operated up and over door. Features electric, lighting and fitted storage cupboard within. Space for secondary appliances.

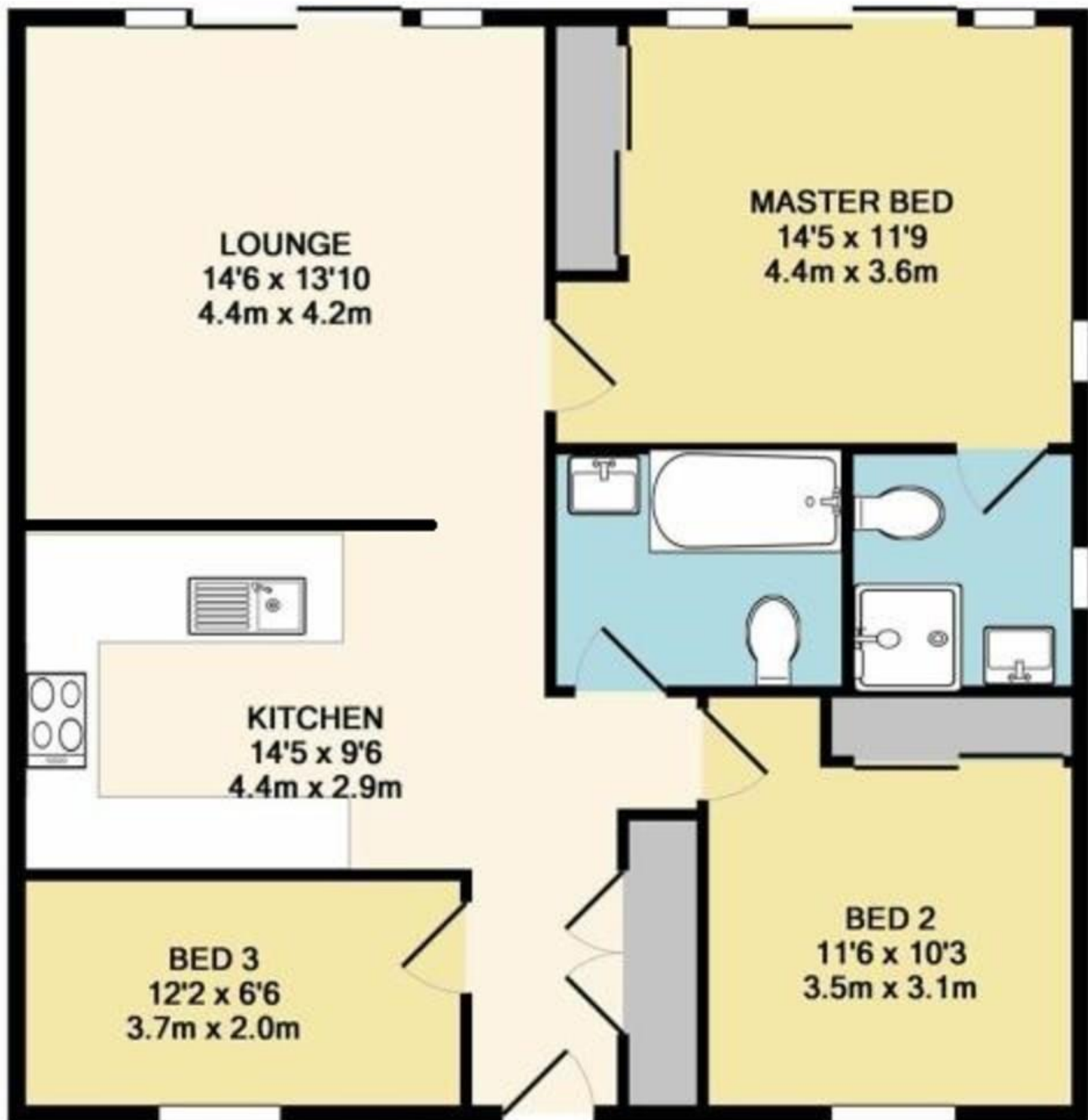




**IMPORTANT NOTE**

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991  
 When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

FLOORPLAN



**TOTAL APPROXIMATE FLOOR AREA  
861 SQ.FT. (80.0 SQ.M.)**