



Lockwood Gardens Hoylandswaine Sheffield S36 7LN
Guide Price £425,000

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GUIDE PRICE £425,000-£450,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Viewing is essential to appreciate this deceptively spacious and versatile three/four bedroom, two bathroom detached home which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, a garage, solar panels, uPVC double glazing and gas central heating. Situated in the highly regarded village of Hoylandswaine due to its scenic setting, charming pubs, and reputable primary school.

The accommodation briefly comprises front composite door which opens into the entrance hall with with a useful storage cupboard, an under stair storage cupboard and a downstairs WC. Access into the lounge, the kitchen/diner, a study and a bedroom. The good sized lounge has a lovely bay window allowing lots of natural light, while the focal point of the room is the gas fire. The spacious kitchen/diner has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above along with housing for a fridge and dishwasher. There is ample space for a dining table and chairs, uPVC French doors opening onto the rear and access to a utility room. The utility has a sink and drainer as well as housing and plumbing for a washing machine and tumble dryer. Access into the garage. Double bedroom three overlooks the rear garden. The study to the front of the property could be utilised as a fourth bedroom.

From the entrance hall, a staircase rises to the first floor landing which has a Velux window, a storage cupboard and has access into two bedrooms. The master is a large double with three Velux window, fitted wardrobes and a new en suite shower room with walk-in shower, WC and wash basin. Double bedroom two has a dormer window, eaves storage and again benefits from fitted wardrobes and an en suite.

- EARLY VIEWING ADVISED
- THREE/FOUR BEDROOM DETACHED PROPERTY
- DOWNSTAIRS WC & UTILITY
- LOUNGE & KITCHEN/DINER
- DRIVEWAY & GARAGE
- SOUTH FACING REAR GARDEN
- TWO EN SUITE BEDROOMS
- VERSATILE ACCOMMODATION
- SOUGHT-AFTER LOCATION
- ONLY A SHORT DRIVE FROM PENISTONE CENTRE AND ITS VARIED FACILITIES





OUTSIDE

To the front is a lawn. A driveway leads to the garage with electric door and houses the boiler. To the rear is a fully enclosed, south facing garden which is mostly laid to lawn and has a patio with covered area. Steps rises to a further garden area.

LOCATION

Hoylandswaine is a highly sought-after location due to its scenic setting, charming pubs, and reputable primary school.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band F. Benefiting from solar panels 6 months 2024 - £506.43, 2023 - £1,293.00, 2022 - £1,211.56.

VALUER

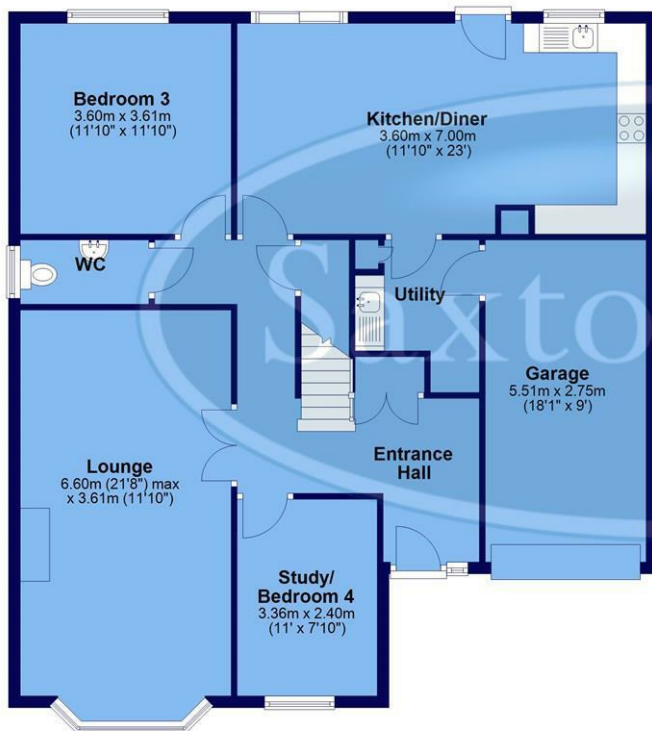
Greg Ashmore MNAEA

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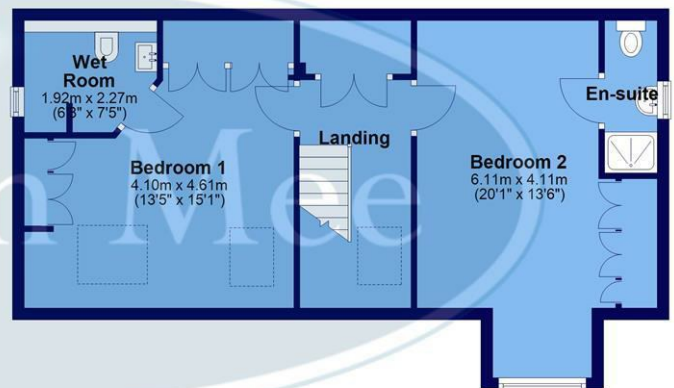
Ground Floor

Approx. 112.9 sq. metres (1215.2 sq. feet)



First Floor

Approx. 55.3 sq. metres (594.7 sq. feet)



Total area: approx. 168.1 sq. metres (1809.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths.
Plan produced using PlanUp.

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