



35 Church Drive

Hoylandswaine, Sheffield, S36 7LZ

An excellent opportunity to purchase this nearly new four/five bedroom detached family home in this very popular edge of village location next to open fields to the rear and enjoying far reaching views to the front. Immaculate throughout with modern fixtures and fittings the accommodation briefly comprises hallway, WC/cloakroom, lounge, family room/bedroom 5, open plan living/dining kitchen and separate utility. To the first floor are four bedrooms, master with ensuite and a family bathroom. Driveway, gardens and detached garage.

Situated in the sought after rural village of Hoylandswaine with a popular primary school, active cricket club, two great pubs and welcoming church. Stunning countryside walks yet close to all the amenities of Penistone plus easy reach to the M1 at junction 37 making it a commuters paradise.

O.I.R.O £500,000

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- MODERN FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- STUNNING VILLAGE POSITION ADJACENT TO OPEN COUNTRYSIDE
- IMMACULATE THROUGHOUT WITH CONTEMPORARY FIXTURES AND FITTINGS
- OPEN PLAN LIVING/DINING KITCHEN PLUS SEPARATE LOUNGE AND FAMILY ROOM/BEDROOM 5
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- GARDEN AREAS TO FRONT AND REAR, OFF ROAD PARKING AND DETACHED GARAGE

Entrance

Study/Family Room/Bedroom 5
9'5" x 7'8" (2.87m x 2.34m)

Lounge
19'0" x 12'3" (5.79m x 3.73m)

Downstairs WC/Cloakroom

Living/Dining Kitchen
20'0" x 15'6" (6.10m x 4.72m)

Utility

First Floor Landing

Master Bedroom
13'0" x 12'2" (3.96m x 3.71m)

Ensuite

Bedroom 2
14'4" x 10'0" (4.37m x 3.05m)

Bedroom 3
13'4" x 9'6" (4.06m x 2.90m)

Bedroom 4
10'2" x 9'6" (3.10m x 2.90m)

Family Bathroom
8'9" x 7'7" (2.67m x 2.31m)

Garage and Parking

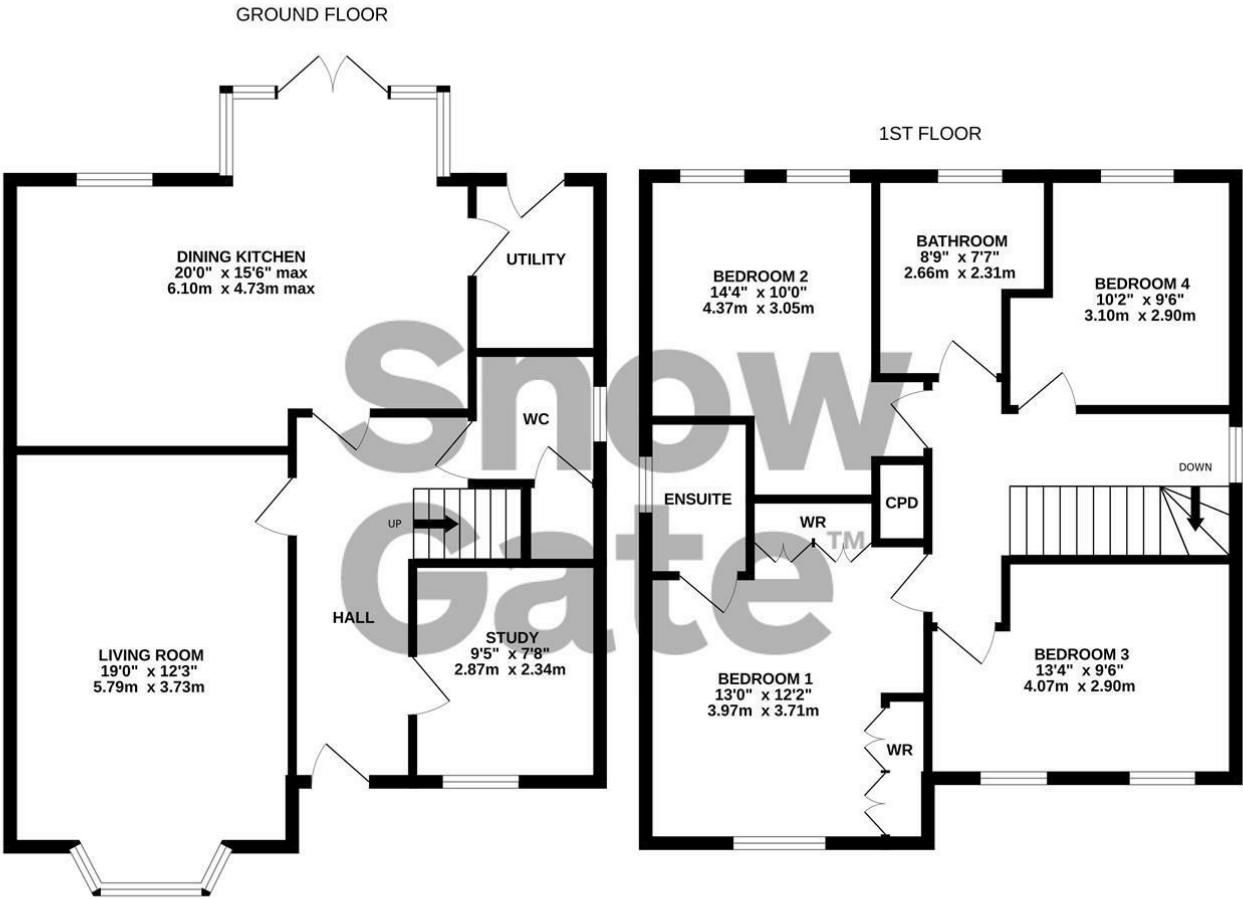
Gardens



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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