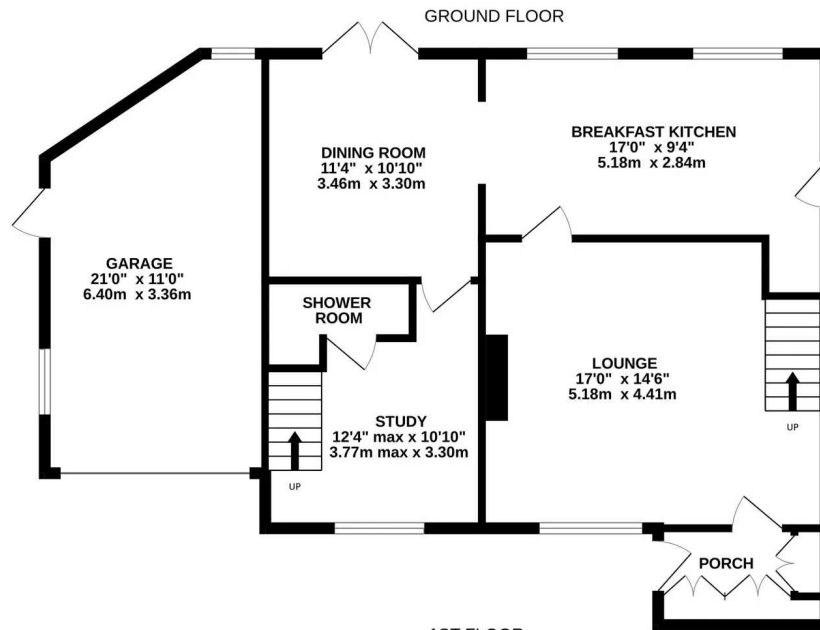




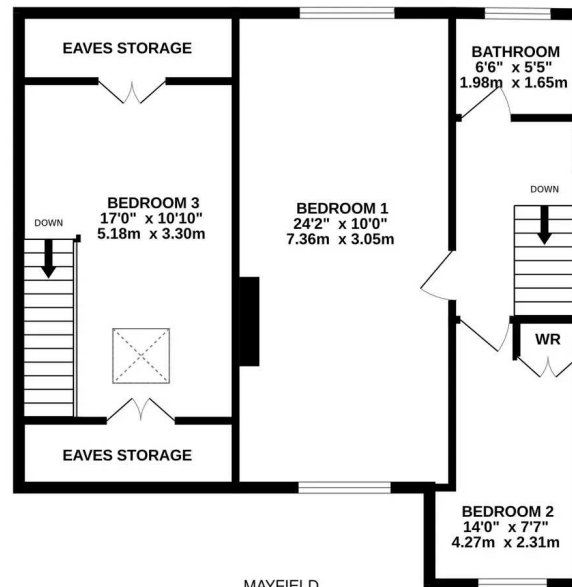
**Mayfield, Oxspring**

Sheffield

**Asking Price £345,000**



1ST FLOOR



MAYFIELD

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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## Mayfield, Oxspring

Sheffield

A SUBSTANTIAL THREE BEDROOM DETACHED FAMILY HOME, OCCUPYING A QUIET CUL-DE-SAC LOCATION, IN THIS HIGHLY REGARDED VILLAGE, WITHIN CLOSE PROXIMITY TO FABULOUS COUNTRYSIDE. IT IS WELL POSITIONED FOR LOCAL SCHOOLING AND MAJOR TRANSPORT ROUTES. THIS FLEXIBLE HOME OFFERS GENEROUS ACCOMMODATION IN A TRADITIONAL TWO STOREY CONFIGURATION IN THE FOLLOWING LAYOUT: To ground floor, entrance hall, lounge, breakfast kitchen, dining room, study with en-suite shower room. Upstairs there are two double bedrooms including a generously proportioned principal bedroom and a modern family bathroom. Bedroom three is accessed via a separate staircase via study, giving potential to use as self-contained accommodation, if so desired.

- LOCATED IN THE HEART OF OXSPRING
- WALKING DISTANCE TO PRIMARY SCHOOL
- SPACIOUS AND INTERCHANGEABLE LIVING ACCOMMODATION
- OFF STREET PARKING AND GARAGE
- SPACIOUS THREE BEDROOM DETACHED FAMILY HOME



### ENTRANCE PORCH

Access gained via uPVC and obscure glazed door into entrance porch, with fitted cupboards to side offering fantastic storage, there is ceiling light and tiled floor with chrome towel rail/radiator. Timber and glazed door then leads through to lounge.

### LOUNGE

17' 0" x 14' 6" (5.18m x 4.41m)

A front facing reception space with ceiling light, wood effect laminate flooring, central heating radiator, uPVC double glazed window to front and staircase rising to first floor. Timber and glazed door leads through to breakfast kitchen.



### **BREAKFAST KITCHEN**

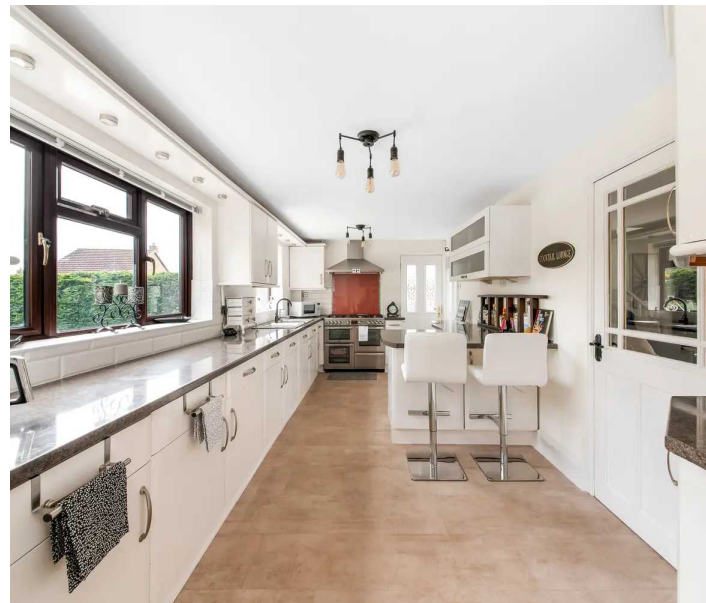
17' 0" x 9' 4" (5.18m x 2.84m)

A spacious breakfast kitchen with breakfast bar seating area and a range of wall and base units in a wood effect with laminate worktops, complimented by a solid tile floor. There is space for a range cooker with stainless-steel splash back, with chimney style extractor fan over, plumbing for a washing machine, integrated fridge, integrated freezer, integrated dishwasher, and a twin stainless-steel sink with mixer tap over. There is an abundance of natural light gained via two separate uPVC double glazed windows to rear, plus two ceiling lights and a uPVC and obscure glazed door giving access to the side of the home. Doorway then leads through to dining area.

### **DINING ROOM**

11' 4" x 10' 10" (3.46m x 3.30m)

The doorway previously had twin French doors, which could be reinstated if so desired. The dining room has ample space for table and chairs, wood effect laminate flooring, ceiling light, two central heating radiators and twin French doors in uPVC giving access to rear garden. Timber and glazed door then leads through to study.





### **STUDY**

12' 4" x 10' 10" (3.77m x 3.30m)

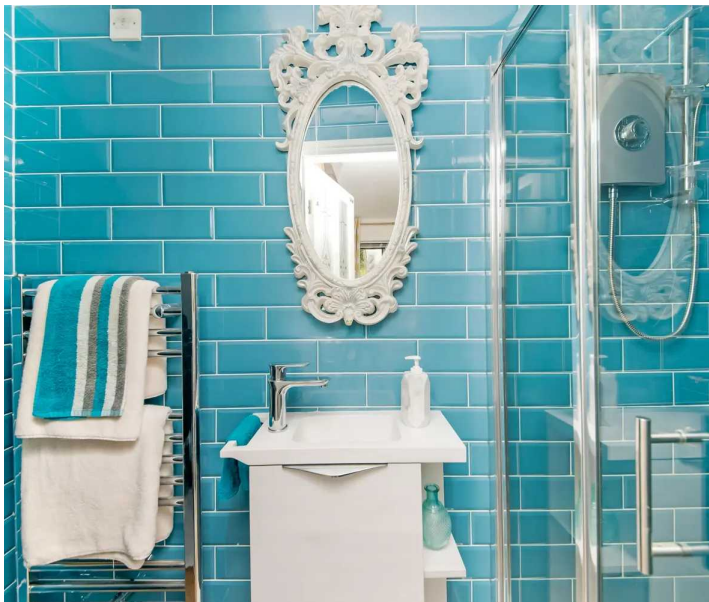
With continuation of the wood effect laminate flooring, there is ceiling light, central heating radiator and uPVC double glazed window to front, and staircase rising to first floor. Door opens to downstairs W.C.

### **DOWNSTAIRS SHOWER ROOM**

A downstairs shower room, comprising of a threepiece white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over and shower enclosure with chrome, electric shower within. There are inset ceiling spotlights, extractor fan, full tiling to walls and floor, chrome towel/radiator. Presence of this downstairs shower room could potentially offer annexed accommodation for study and bedroom three above, with study potentially used as a bedroom area also.

### **STAIRCASE TO FIRST FLOOR LANDING**

From lounge, staircase rises to first floor landing with, spindle balustrade, ceiling light, access to cupboard and uPVC double glazed window to side. There is also access to loft via a hatch. Here we gain access to the following rooms.



### **BEDROOM ONE**

Having being recently extended into a superbly spacious principal bedroom by combing bedroom one with bedroom three, this is fabulous double bedroom with natural light gained via uPVC double glazed windows to front and rear , ceiling lights and central heating radiator. Please note that this bedroom could be easily converted back into two separate bedrooms as its original configuration.

### **BEDROOM TWO**

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window to front.





### **BEDROOM THREE**

Accessed via staircase raising from Study and currently used as a second lounge, this is spacious double bedroom, with exposed timber work, access to under eaves storage, ceiling light, Velux skylight to front and central heating radiator.

### **HOUSE BATHROOM**

Comprising of a three-piece suite in the form of close coupled W.C., P shaped shower bath with chrome mixer tap over, mains fed chrome mixer shower with glazed shower screen and ornate stone basin sat within vanity unit with gold effect mixer tap over. There are inset ceiling spotlights, extractor fan, tiling and wood cladding to wall, tiled floor, and chrome towel rail/radiator. There is also obscure uPVC double glazed window to rear.







## OUTSIDE

To the front of the home there is an enclosed garden area with perimeter fencing, flowerbeds containing various plants and shrubs and central path. A path down the side also gives access in turn to rear garden. Also, to the front of the house there is a driveway providing off-street parking for two vehicles, leading to single garage with sectional door and personal door to side. There is a continued section of garden to the front, with further seating area and various plants and shrubs. To the rear of the home there is an enclosed garden with a generous composite decked area in two levels, offering pleasant seating space, which is also accessed by the twin french doors from the dining room. There is perimeter fencing and hedging and further lawn space.



#### ADDITIONAL INFORMATION:

The EPC rating is B-72 and the Council Tax band is a D.

#### VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

#### BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note.

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process, keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality, then please call in or phone for a chat.

#### OFFICE OPENING TIMES

##### 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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