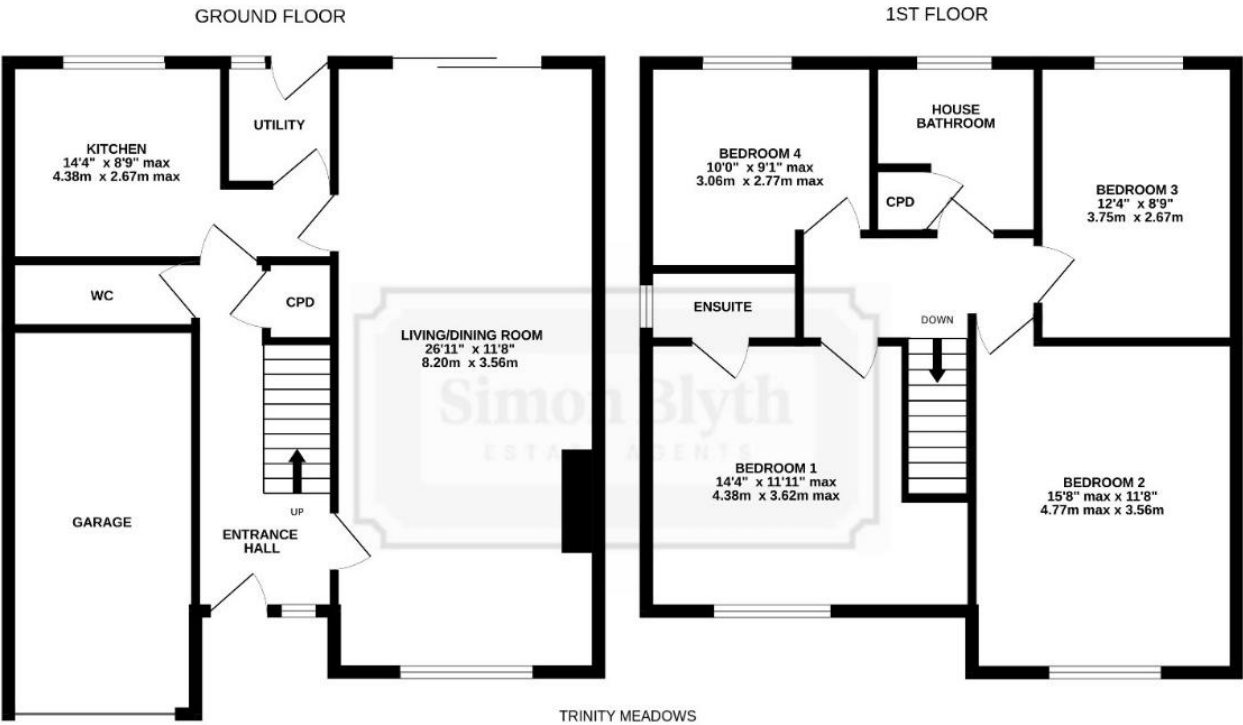




Trinity Meadows, Thurgoland, Sheffield

FLOORPLAN



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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PROPERTY DESCRIPTION

Situated in an exclusive residential estate within walking distance of Thurgoland primary school, village amenities, and the local pub, we are delighted to offer to the market this well-presented four-bedroom detached family home, with no upper vendor chain. Located in a quiet position, the property enjoys pleasant views over neighbouring gardens and towards Thurgoland green common, combining a peaceful setting with convenient access to local facilities. The accommodation comprises: to ground floor; entrance hallway, downstairs W.C, kitchen, utility room, living/dining room. To first floor, four double bedrooms including main bedroom with en-suite shower room and house bathroom.

Outside, there is low maintenance gardens and rockery to the front and a two-tiered garden with lawned and seating areas.

A superb family home in a highly sought-after village location, combining spacious, versatile accommodation with well-tended gardens and a peaceful yet convenient setting. Properties in this location are rare to the market, and viewings are strongly recommended.

Offers in the region of £385,000

ENTRANCE HALLWAY

A spacious entrance hallway featuring inset ceiling spotlights, a central heating radiator, and a staircase rising to the first-floor landing with a useful under-stair storage cupboard. From here, there is access to the following rooms.



LIVING/DINING ROOM

A timber door gives access to the spacious principal reception room, which is currently divided into two distinct areas, a dining area to the rear and a living area to the front. The main focal point of this light-filled room is a gas fireplace with a decorative wooden mantelpiece, creating a warm and inviting atmosphere. Natural light floods the space through a uPVC double-glazed window to the front and sliding patio doors opening to the rear garden, bringing the outdoors in. The room is finished with ceiling coving, ceiling roses, and two central heating radiators. There is ample space for both a dining table and chairs as well as living room furniture, making this an ideal space for family living and entertaining. The living/dining room can also be accessed via the entrance hallway.



DOWNSTAIRS W.C

Comprising a two-piece suite with a close-coupled W.C. and a wall-mounted hand wash basin with mixer taps and tiled splashback. The room features wood-effect laminate flooring, a ceiling light, coving to the ceiling, central heating radiator and an obscured uPVC double-glazed window to the side.



UTILITY ROOM

The utility enjoys a continuation of the wood shaker-style wall and base units with contrasting granite worktops, matching those found in the kitchen. The room includes inset ceiling spotlights, a central heating radiator, coving to the ceiling, an integrated washing machine, together with vinyl flooring, tiled splashbacks, and further storage space. To the rear, an exterior timber door with a uPVC double-glazed window to the side, gives direct access out to the garden.



KITCHEN

A well-presented kitchen enjoying a pleasant outlook and fitted with a comprehensive range of wood shaker-style wall and base units, topped with contrasting laminate granite work surfaces and matching splashbacks. There is vinyl flooring and a selection of integrated appliances, including an AEG electric oven with extractor over, AEG four-ring induction hob, Hotpoint dishwasher, and an under-counter fridge with separate freezer, together with space for further appliances if required. A one-and-a-half bowl stainless steel sink with chrome mixer tap is positioned beneath a large uPVC double-glazed window, which allows excellent levels of natural light and enjoys a delightful aspect over the garden and towards Thurgoland Green common and the nearby playground. The kitchen is complemented by inset ceiling spotlights, coving to the ceiling, and a central heating radiator. An inner hallway leads through to the utility room and also to the living/dining room.



FIRST FLOOR LANDING

From entrance hallway, staircase rises to first floor landing with inset ceiling spotlights, coving to the ceiling and accessed to the loft via a hatch. Here we gain access to the following rooms.



BEDROOM ONE

A generously proportioned front facing principal bedroom with uPVC double-glazed window to the front. The room is well-appointed with a central heating radiator, ceiling light, coving to the ceiling and ample room for a wardrobe. A timber door gives access to en-suite.



EN-SUITE SHOWER ROOM

Comprising a stylish three-piece suite featuring gold-finished fittings, comprising a close-coupled W.C., pedestal wash hand basin, and a step-in shower cubicle with thermostatic shower over. The room is part-tiled to the walls and finished with vinyl flooring. Additional features include inset ceiling spotlighting, coving to the ceiling, a central heating radiator, and an obscured uPVC double-glazed window to the side.



BEDROOM TWO

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



BEDROOM THREE

Another generously sized double bedroom, quietly positioned to the rear of the property and enjoying delightful, far-reaching views over the garden and towards Thurgoland Green common and the village playground. A uPVC double-glazed rear-facing window frames the outlook beautifully while allowing excellent levels of natural light to flood the room. The bedroom is completed with a ceiling light, coving to the ceiling, and a central heating radiator.



BEDROOM FOUR

A beautifully appointed and adaptable room, currently used as a home office. Featuring attractive wall panelling, coving to the ceiling, a central heating radiator, and a uPVC double-glazed window with a lovely outlook



HOUSE BATHROOM

Comprising a white three-piece suite, the house bathroom includes a close-coupled W.C., pedestal wash hand basin, and a panelled bath with handheld shower attachment over. The room is finished with tiled splashbacks, a central heating radiator, coving to the ceiling, an extractor fan, and a built-in storage cupboard. Natural light is provided by an obscured uPVC double-glazed window to the rear, ensuring privacy while maintaining a bright and airy feel.



OUTSIDE

The property is approached via a block-paved driveway providing off-street parking and access to the integral single garage. A paved patio with rockery borders leads to the main entrance, with low-level fencing either side offering privacy. A side pathway with wooden gate gives access to the rear garden. The rear garden, laid over two tiers and fully enclosed by perimeter fencing and hedging, provides a private and secure outdoor space. The main lawned area flows to a paved seating area, ideal for entertaining, while steps descend to a lower tier featuring a winding shale pathway, rockery, and planted borders, creating a peaceful retreat with pleasant views towards neighbouring properties and Thurgoland Green common.

INTEGRAL GARAGE

A single integral garage with up and over door, providing further off-street parking, storage or indeed scope for further conversion into additional living accommodation given necessary planning and consents.







ADDITIONAL INFORMATION

EPC rating – E-50

Property tenure – Freehold

Council tax band – F

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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.

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OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



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