



HOUSE STYLE	Re-constituted stone
RECEPTION ROOMS	2
BEDROOMS	4
EPC RATING	C
PEACEFUL CUL DE SAC SETTING	

FOUR DOUBLE BEDROOMED DETACHED FAMILY HOME OF DECEPTIVE PROPORTIONS – ENJOYING PARTICULARLY PEACEFUL HEAD OF CUL DE SAC SETTING – LARGE INTEGRAL DOUBLE GARAGE PLUS WORKSHOP – SURROUNDED BY GLORIOUS COUNTRYSIDE AND CLOSE TO THE TRANS PENNINE TRAIL – WELL PLACED FOR DAILY COMMUTING – WILL SUIT BOTH THE TRADITIONAL FAMILY BUYER AND DISCERNING DOWNSIZER

DESCRIPTION This individually designed, detached family home is presented to a semi-split level internal layout and furthermore occupies a particularly well proportioned plot with easily managed, enclosed gardens to three sides. A noteworthy feature is the sizeable **DOUBLE GARAGE** having maximum dimensions of 26' x 18'9", currently containing a rear workshop and also having a maximum entry height of 8'9" making it ideal for the secure storage of caravan/motor home or commercial vehicle. With gas heating and uPVC double glazing, the beautifully presented accommodation extends to Entrance Vestibule, Entrance Hall, Bay-windowed Lounge, Dining Room, Conservatory, Breakfast Kitchen with integrated appliances, Utility Room, Four Double Bedrooms with Ensuite Shower Room to Bedroom Four, House Bathroom and further Shower Room.

£499,995



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Property Details



GROUND FLOOR

ENTRANCE VESTIBULE 6' 7" x 4' 4" (2.01m x 1.32m) Having oak effect laminate flooring, the entrance area also displays coving to the ceiling, a radiator and useful built-in cloaks/storage cupboard.

ENTRANCE HALL 13' 6" x 8' 1" (4.11m x 2.46m) Once again displaying coving to the ceiling, there are also two wall light points, a single panel radiator and double internal doors which provide access through to the lounge. There is also secure internal access to the basement integral garage.



LOUNGE 12' 0" x 15' 6" (3.66m x 4.72m) The latter measurement of this Principal Reception Room is taken into the front-facing bay window, whilst the focal point is an attractive fireplace having a conglomerate hearth and inset, this in turn containing an electric fire. There is coving to the ceiling, two double panel radiators and internal double doors which provide access to the Dining Room.



DINING ROOM 11' 11" x 9' 10" (3.63m x 3m) With exposed timber flooring, this room benefits from Double glazed French doors which give access to the side-facing Conservatory. There is coving to the ceiling and a double panel radiator.



CONSERVATORY 14' 0" x 9' 0" (4.27m x 2.74m) Of uPVC double glazed construction set on a re-constituted stone base, this room provides a most pleasant outlook over the side gardens. It exhibits ceramic tiling to the floor and is heated by a double panel radiator.



BREAKFAST KITCHEN 9' 3" x 13' 7" (Maximum into recess) (2.82m x 4.14m) Providing a generous range of base and eye level units including a good expanse of worktop surfaces containing an inset resin sink. There is ceramic tiling to the splashback surrounds, further tiling to the floor, concealed lighting to the underside of the wall units, numerous ceiling downlighters, a glass fronted display cabinet with internal lighting and the sale will include the integrated Zanussi double oven, four-ring gas hob, extractor canopy and fridge.



UTILITY ROOM 11' 11" x 5' 7" (3.63m x 1.7m) A rear facing door gives access to the rear garden. There is an expanse of worktop surface with inset stainless steel sink unit, part-tiling to the splashback surrounds, a single panel radiator, wall-mounted Vaillant gas fired combination heating boiler and plumbing facilities for both an automatic washing machine and dishwasher.



BEDROOM TWO 11' 10" x 11' 4" (3.61m x 3.45m) This front-facing double bedroom is currently utilised as a home office, it displays coving to the ceiling, a radiator and also a useful under stairs store.



FAMILY BATHROOM 10' 7" x 8' 6" (3.23m x 2.59m) Providing a four-piece suite comprising of a shower cubicle with a shower, panelled bath, pedestal wash hand basin and low flush WC. There is also a radiator, electric shaver point and a number of ceiling downlighters.



FIRST FLOOR

BEDROOM FOUR 16' 7" x 11' 3" (5.05m x 3.43m) A Principal Bedroom of excellent proportions, three front-facing windows providing good levels of natural light and also affording a most pleasant outlook over surrounding countryside. There is a radiator, TV aerial point, a range of fitted wardrobes to one wall and further dresser unit with low level drawers.



BEDROOM THREE 11' 7" x 11' 6" (3.53m x 3.51m) A rear-facing double bedroom with single panel radiator and very useful under stairs storage area.



SHOWER ROOM 6' 5" x 7' 0" (1.96m x 2.13m) Providing a three piece suite in white comprising of a tiled shower cubicle with thermostatic shower, pedestal wash hand basin and low flush WC. There is grey oak effect laminate flooring, two ceiling downlighters, a mirror fronted bathroom cabinet and a radiator.

FIRST FLOOR LANDING The landing area provides a built-in wardrobe with mirrored front and low-level drawers, the landing in turn then giving access to the second floor.



SECOND FLOOR

BEDROOM ONE 18' 6" x 16' 1" (Maximum in each direction) (5.64m x 4.9m) Having a window to the side elevation and two further Velux skylight windows, one to both the front and rear elevations. This very spacious bedroom displays exposed timber floor boarding throughout. There are ceiling downlighters, a double panel radiator and two points of eaves access.



ENSUITE SHOWER ROOM 5' 11" x 5' 6" (1.8m x 1.68m) Providing a three piece suite in white comprising of a tiled shower cubicle with thermostatic shower, pedestal wash hand basin and low flush WC. There is also a heated chrome towel rail and extractor fan.



OUTSIDE A driveway to the front elevation provides off-street parking for two vehicles and leads in turn to the **INTEGRAL DOUBLE GARAGE**. The full measurements of the garage as a whole extend to 26' x 18'9", the garage currently being sub-divided to create a rear workshop with a double radiator which has measurements of 18'6" 8'4". The whole area of course benefits from light, hot and cold water, and power supplies and the front entrance door has a maximum entrance height of approximately 8'9" making it ideal for the secure garaging of a caravan/motor home or taller vehicles.



The property displays beautifully presented established gardens to four sides. There is a generous lawn to the right-hand elevation adjacent to the conservatory, this area displaying traditional, established borders, whilst to the rear is a low maintenance style garden with paved sitting areas



and pathways, a stone built BBQ oven, and once again, established planted beds. There is a timber summer house set to the side garden, an aluminium framed greenhouse set to the rear and adjacent to the rear elevation is a very useful garden store which in turn gives access to a garden WC and hand wash basin.

SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.



DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing as well as Velux skylight windows to the second floor.

TENURE We are awaiting confirmation of the tenure of the property.

DIRECTIONS From our Penistone office, proceed down the hill through Bridgend turning right at the traffic lights. Continue up the hill to Hoylandswaine roundabout, turn right and then proceed along Halifax Road in the direction of Oxspring and then Thurgoland. Upon entering Thurgoland, continue past the school on the right-hand side and take the first available main turning on the left, this being Trinity Meadows.





For further information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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