



## STONEBANK HOUSE MAIN STREET SHEFFIELD, S25 4BD

**£430,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £430,000-£450,000\*\*\*\*

A beautifully presented five bedroom self built detached family home, located within a much sought after village location near Sheffield. The property boasts stunning living accommodation finished to an impeccable standard throughout, offering generous yet versatile living accommodation. The accommodation briefly comprises of an hallway with a beautiful staircase rising to the first and second floors, downstairs WC, living room with a featured fire place, spacious dining room, stunning quality fitted kitchen with an assortment of built in appliances, utility room and an office/reception room. The first floor sees three generous sized bedrooms, master with a four piece en-suite bathroom and a three piece family bathroom suite. The second floor offers two further bedrooms, and a shower room. Externally the property is approached by double wooden gated entrance leading to an extensive driveway and access to the private beautifully low maintained garden and a double garage with a remote control electric door.

**Kendra  
Jacob**

Powered by  
  
JBS Estates



# STONEBANK HOUSE MAIN

- BEAUTIFULLY PRESENTED FIVE BEDROOM FAMILY HOME
- GUIDE PRICE £430,000-£450,000
- UTILITY ROOM / DOWNSTAIRS WC
- THREE SPACIOUS RECEPTIONS
- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS
- STUNNING LIVING ACCOMMODATION
- EXTENSIVE DRIVEWAY & DOUBLE GARAGE
- ATTRACTIVE LOW MAINTENANCE GARDEN
- MUCH SOUGHT AFTER VILLAGE LOCATION NEAR SHEFFIELD



## ENTRANCE HALLWAY

The property is accessed via a front-facing UPVC double-glazed door, leading into a welcoming entrance hall. The hallway features a front-facing UPVC double-glazed window, a spindle staircase ascending to the first-floor landing, a large under-stair storage cupboard, a central heating radiator, and laminated wood flooring. Quality doors provide access to the living room, office, kitchen, and dining room.

## LIVING ROOM

This well-appointed and tastefully decorated living room includes front-facing UPVC double-glazed windows and French doors that open out to a low-maintenance garden. Additionally, there is a rear-facing UPVC double-glazed window, two central heating radiators, ceiling downlighting, laminated wood flooring, power points, a TV point, and the focal point of this room—a solid wood fire surround with a tiled hearth and gas effect fire.

## KITCHEN

The kitchen boasts solid oak cabinetry with a range of wall and base units complemented by work surfaces incorporating a sink unit with a mixer tap. The kitchen is fitted with an electric oven and a five-ring gas hob with an electric extractor above. Integrated appliances include a fridge freezer and dishwasher. The walls are partially tiled, and the laminated wood flooring continues into the dining area. Under-cabinet lighting and ceiling lighting enhance the space, and access is provided to the utility room and downstairs WC.

## UTILITY ROOM

The utility room features a work surface with space for a freestanding washing machine, tumble dryer, and fridge freezer. There is also a central heating radiator, power points, and a door leading to the downstairs WC.

## DOWNSTAIRS WC

This room comprises a white low-flush WC, a pedestal hand wash basin with tiled splashback, a central heating radiator, and an electric extractor fan.

## DINING ROOM

A spacious dining room with a rear-facing UPVC double-glazed window, a central heating radiator, TV point and power points.

## OFFICE

A versatile reception room currently used as an office, featuring a rear-facing UPVC double-glazed square bay window, a central heating radiator, laminated wood flooring, and power points.

## FIRST FLOOR LANDING

The first floor landing includes spindle balustrades and a staircase leading to the second floor, a front-facing UPVC double-glazed window, a central heating radiator, and doors providing access to three bedrooms and the family bathroom.

## MASTER BEDROOM

A generously sized master bedroom with a front-facing UPVC double-glazed window, a central heating radiator, ceiling downlights, power points, a TV point, and a door leading to a four-piece ensuite bathroom.

### EN-SUITE BATHROOM

The ensuite bathroom comprises a four-piece suite in white, including a corner Jacuzzi bath with a shower mixer tap, a separate walk-in shower unit with a mains-fed shower, a pedestal hand wash basin, a low-flush WC, a central heating radiator, tiled splashbacks, tiled flooring, ceiling downlights, an electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

### BEDROOM TWO

A spacious double bedroom with a rear-facing UPVC double-glazed window, a central heating radiator, power points, and a TV point.

### BEDROOM THREE

A third double bedroom, currently used as a dressing room, featuring a front-facing UPVC double-glazed window, a central heating radiator, wardrobes, and power points.

### FAMILY BATHROOM

The family bathroom includes a three-piece suite in white, comprising a panel bath with a shower mixer tap and glass shower screen, a pedestal hand wash basin, a low-flush WC, tiled splashbacks, laminated wood flooring, a central heating radiator, ceiling downlights, an electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

### SECOND FLOOR LANDING

A spacious landing with a rear-facing double-glazed Velux window, a central heating radiator, and doors providing access to two double bedrooms and a shower room.

### BEDROOM FOUR

A generously sized fourth double bedroom with a rear-facing double-glazed Velux window, a central heating radiator, power points, and a TV point.

### BEDROOM FIVE

An attractive fifth double bedroom with a rear-facing Velux window, a central heating radiator, power points, and a TV point.

### SHOWER ROOM

The shower room includes a three-piece suite in white, comprising a corner shower unit with an electric shower, a pedestal hand wash basin, a low-flush WC, a rear-facing double-glazed Velux window, a central heating radiator, laminated wood flooring, ceiling downlights, and an electric extractor fan.

### OUTSIDE

The front of the property is accessed via double wooden gates leading to an extensive driveway with parking for several vehicles, which in turn leads to a double garage and access to the low-maintenance garden, as well as the small side and rear gardens. The garden is low-maintenance and features a decked seating area, exterior lighting, and a gate providing access to the rear and side gardens, which are mainly laid to lawn.

### GARAGE

A double garage equipped with an electric roller door, power, and lighting.

## STONEBANK HOUSE MAIN









# STONEBANK HOUSE MAIN

## ADDITIONAL INFORMATION

**Local Authority** – Rotherham

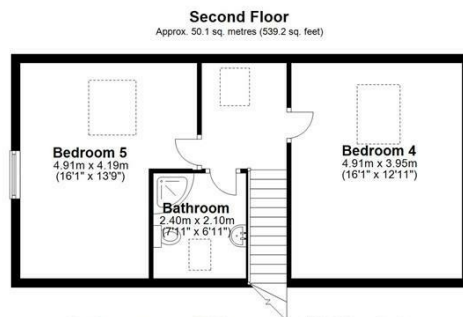
**Council Tax** – Band

**Viewings** – By Appointment Only

**Floor Area** – 2338.50 sq ft

**Tenure** – Freehold





Total area: approx. 217.3 sq. metres (2338.5 sq. feet)  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra Jacob

Powered by  
JBS Estates