



Spinkhill View,

Not for marketing purposes INTERNAL USE ONLY

welcome to

Spinkhill View,

This five-bedroom detached family home in Renishaw spans three floors with a modern kitchen, three reception rooms, five bedrooms including an en suite, three bathrooms, landscaped garden, driveway with a car charging point, and a garage. Close to amenities and transport links.



Hallway

Having an entrance door and stairs leads to the first floor accommodation.

Wc

Having a wc and wash hand basin, radiator.

Lounge

19' 1" x 10' (5.82m x 3.05m)

Front facing double glazed window and two radiators, an opening leads to the conservatory.

Conservatory

12' 6" x 9' 6" (3.81m x 2.90m)

Having double glazed windows, radiator and French doors leads to the rear garden.

Dining Room

11' 1" x 8' 6" (3.38m x 2.59m)

Front facing double glazed window and radiator.

Kitchen

13' 4" x 10' 9" (4.06m x 3.28m)

Having a range of wall and base units, inset sink with Granite work surfaces. Gas hob and electric oven, Space and plumbing for washing machine and dish washer. Radiator and French doors leads to the rear garden.

First Floor Landing

Bedroom One

13' 4" x 9' 9" (4.06m x 2.97m)

Front facing double glazed window and radiator.

En-Suite Shower Room

A suite comprising shower cubicle, wc and wash hand basin. Rear facing double glazed window and radiator.

Bedroom Four

8' 2" x 8' 1" (2.49m x 2.46m)

Rear facing double glazed window and radiator.

Bedroom Five

8' 4" x 8' 6" (2.54m x 2.59m)

front facing double glazed window and radiator.

Second Floor Bedroom Two

14' x 9' 8" (4.27m x 2.95m)

Front facing double glazed window and radiator,

Bedroom Three

13' 9" x 8' 3" (4.19m x 2.51m)

front facing double glazed window and radiator.

Shower Room

A suite comprising shower cubicle, wc and wash hand basin. Front facing double glazed window.

Gardens

To the rear of the property is a lawned garden and paved seating area.



check out more properties at williamhbrown.co.uk



welcome to Spinkhill View,

- Five spacious bedrooms, including a master with an en-suite
- Detached property
- Modern kitchen with integrated appliances
- Landscaped rear garden
- prime location near schools, transport links, and amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CPK114401 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk