



**Serlby Lane, Harthill SHEFFIELD S26 7YD**

**welcome to**

**Serlby Lane, Harthill SHEFFIELD**

LOOKING TO UPSIZE! Exceptionally well presented five bedroom detached family home in the highly sought after village of Harthill with off road parking and enclosed rear garden with views over fields to the rear. Close to local amenities together with schools and transport links.



### Entrance Hall

Tiled flooring, storage cupboard, under floor heating and front facing double glazed composite entrance door.

### Cloakroom

Tiled flooring, under floor heating, low flush WC and vanity wash hand basin.

### Lounge

22' 2" Into bay x 10' 7" ( 6.76m Into bay x 3.23m )  
Carpet flooring, front facing double glazed bay window and under floor heating.

### Kitchen Diner

22' 2" Into bay x 8' 11" ( 6.76m Into bay x 2.72m )  
Modern fitted kitchen with a range of gloss units set above and below worksurfaces incorporating sink and drainer, breakfast bar, electric oven, gas hob, fridge and freezer. Tiled flooring, under floor heating, rear facing double glazed window and front facing double glazed bay window.

### Utility Room

5' 11" x 5' 5" ( 1.80m x 1.65m )  
Tiled flooring, under floor heating, fitted gloss units, plumbing for washing machine and rear facing double glazed composite door.

### Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, cupboard housing water tank, central heating radiator and front facing double glazed window.

### Bedroom One

9' 8" x 8' 11" ( 2.95m x 2.72m )  
Carpet flooring, central heating radiator, walk in wardrobe with fitted wardrobes and rear facing double glazed window with views over fields.

### En Suite

Three piece suite comprising low flush WC, vanity wash hand basin and walk in rainfall shower. Tiled flooring, full wall tiling, heated towel rail and front

facing double glazed window.

### Bedroom Two

11' x 10' 11" Into recess ( 3.35m x 3.33m Into recess )  
Carpet flooring, central heating radiator and rear facing double glazed window with views over fields.

### Bedroom Three

8' 10" x 10' 11" ( 2.69m x 3.33m )  
Carpet flooring, central heating radiator and front facing double glazed window.

### Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and P shaped bath with rainfall shower over. Tiled flooring, full wall tiling, heated towel rail and rear facing double glazed window.

### Bedroom Four

15' x 11' ( 4.57m x 3.35m )  
Carpet flooring, central heating radiator and rear facing double glazed window with views over fields.

### Bedroom Five

15' x 9' 1" ( 4.57m x 2.77m )  
Carpet flooring, central heating radiator and rear facing double glazed window with views over fields.

### Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath. Tiled flooring, full wall tiling, heated towel rail and rear facing double glazed window.

### Outside Space

To the front of the property is a driveway for several vehicles and a lawned garden with pebbled borders. To the rear/side of the property is a lawned garden with bushes and trees in borders along with a patio seating areas overlooking fields to the rear.



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**welcome to**

## **Serlby Lane, Harthill SHEFFIELD**

- FIVE BEDROOM DETACHED HOME
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- VIEWS OVER FIELDS TO REAR
- CLOSE TO SCHOOLS & TRANSPORT LINKS

Tenure: Freehold EPC Rating: B

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107397 - 0003

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