



Lilac Oval | Hillam | LS25 5HQ

Offers In The Region Of  
£475,000

Five bedroom detached | Council Tax Band D | EPC Rating D

Emsleys | estate agents

**\*\*\*STUNNING EXTENDED HOME. SOUGHT AFTER LOCATION. VERSATILE FAMILY HOME.\*\*\***

A magnificent extended family home. This property exudes an aura of sophistication and elegance, making it an ideal home for those who appreciate a luxurious lifestyle.

The house benefits from two reception rooms, perfect for those who love to entertain guests or require additional living space. These rooms can effortlessly accommodate large gatherings, or can serve as comfortable spaces for quiet evenings at home.

Among the property's five bedrooms are three bathrooms, offering ample facilities for a family. Each bathroom is designed with a keen attention to detail, ensuring that functionality does not compromise style, with two en-suite shower rooms and a main house bathroom.

One of the property's unique features is the fireplace with wood burner, which adds a touch of classic elegance to the home. This, combined with recent renovations incorporating extending and updating throughout, enhances the overall appeal of the house, making it a perfect blend of traditional charm and modern comfort.

The property also boasts an outdoor landscaped garden, a tranquil retreat from the bustle of everyday life. This space is perfect for hosting summer parties or simply enjoying a peaceful afternoon outdoors. For those who value their vehicles, the property includes parking facilities, a practical addition to this stunning home with a double drive to the front.

Located in a neighbourhood with a strong local community and surrounded by green spaces, the property also enjoys proximity to nearby schools.

This property is more than just a house; it is a lifestyle statement. It offers an opportunity to experience an unparalleled level of comfort and luxury. We invite you to discover the unique features and potential this house has to offer.

## Ground Floor

### Hall

Having a composite door with a frosted glass panel to the right hand side, stairs which lead to the first floor accommodation, white vertical contemporary radiator, LED spotlights to the ceiling and internal oak doors which lead to rooms.

### Sitting Room 3.58m x 2.34m (11'9" x 7'8")

This reception room is versatile and could be used as a study, but it could also potentially be another bedroom and includes; double glazed window to the front elevation and a central heating radiator with led spotlights and wood effect vinyl plank flooring.

### Lounge 6.53m x 3.94m (21'5" x 12'11")

Double glazed picture window to the side elevation, double glazed window to the front elevation, cast-iron fireplace set within a stone tiled hearth and surround, electric point for a wall mounted television, LED spotlights to the ceiling, continuation of flooring from hall, space for dining table and chairs with an LED light pendant above, central heating radiator and an internal oak door with a glass insert and glass panels surrounding which leads into;

### Kitchen/Diner 2.95m x 7.16m (9'8" x 23'6")

An updated kitchen comprising walnut-effect ribbed base units surrounding, walnut-effect wall units with obscure ribbed glass cupboard doors, integral eye level single ovens, integral fridge/freezer, integral dishwasher, five ring gas hob with extractor fan over and tiled splashback, drainer sink set within the worktop with chrome tap over, further units to the bottom of the kitchen, further white wooden wall units to the bottom of the kitchen, LED spotlights to the ceiling, central heating radiator, continuation of flooring from lounge, double glazed window to the rear elevation, double glazed double door which leads out to the rear garden, space for dining table and chairs, an internal oak door which leads into;

### Utility Room 2.59m x 1.93m (8'6" x 6'4")

PVCu door with an obscure panel insert which leads out to the rear garden with obscure double glazed window to the side, white wooden wall and base units, space and plumbing for a washing machine and a dryer, central heating radiator, LED spotlights to the ceiling and an internal oak door which leads into;

### WC

Includes a white suite comprising; push flush WC, floating hand basin with chrome mixer tap over, central heating radiator and fully tiled floor to ceiling with downlighters.

## First Floor

### Landing

Double glazed windows to both side elevations, central heating radiator, stairs which lead to the second floor accommodation and internal oak doors which lead to rooms.

### Bedroom 3.84m x 4.27m (12'7" x 14'0")

Two double glazed windows to the front elevation, central heating radiator and an internal oak door which leads into;

### En-suite

Having a white suite comprising; push flush WC, floating hand basin with black mixer tap over and a black tiled splashback to match the shower which is fully tiled with mains shower and a glass shower screen door. Black central heating towel warmer and extractor fan.

### Bedroom 3.51m x 3.12m (11'6" x 10'3")

Double glazed window to the front elevation, central heating radiator and an oak internal door which leads into;

### En-suite

Having white suite comprising; push flush WC, floating hand basin with chrome mixer tap over and grey tiled splashback to match the shower plus a fully tiled walk in shower enclosure with mains shower above. PVCu double glazed frosted window, chrome central heated towel warmer and extractor fan.

### Bedroom 2.87m x 3.02m (9'5" x 9'11")

Double glazed window to the rear elevation and a central heating radiator.

## Bathroom

Having a white suite comprising; push flush WC, rectangular bowl hand basin set on top of a wood-effect vanity unit with storage and a freestanding tap over, tiled bath with mains waterfall shower above and a glass shower screen, LED spotlights to the ceiling and the full room is tiled floor to ceiling. PVCu double glazed frosted window to the rear elevation.

## Second Floor

### Landing

Double glazed Velux window allowing in light and internal doors which lead into bedrooms.

### Bedroom 4.93m x 3.45m into eaves (16'2" x 11'4" into eaves)

Double glazed window to the front elevation, double glazed Velux window to the side elevation, cupboard with eaves storage and a central heating radiator.

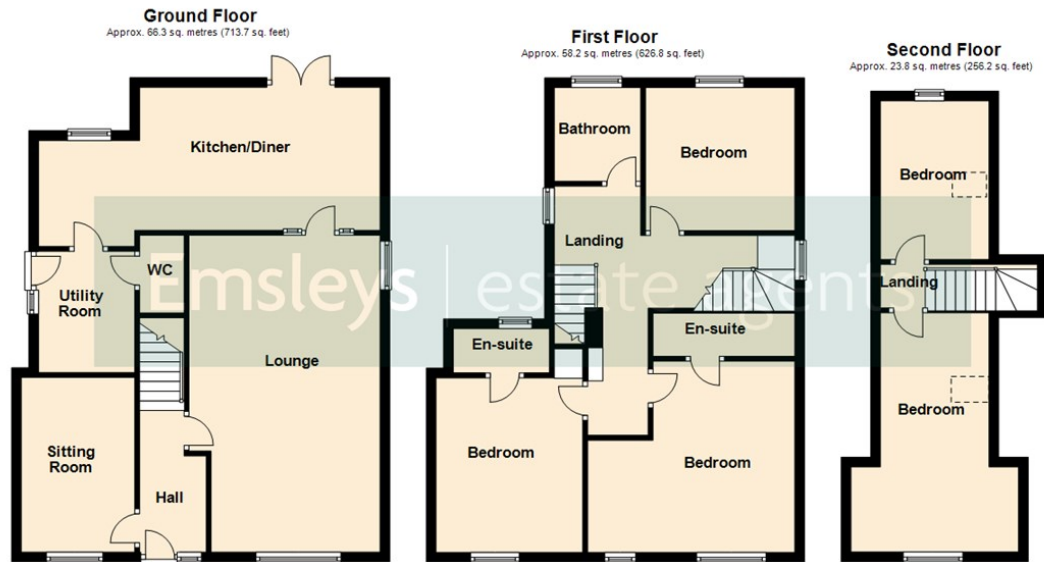
### Bedroom 3.27m x 2.24m (10'9" x 7'4")

Double glazed window to the rear elevation, double glazed Velux window to the side elevation, cupboard with eaves storage and a central heating radiator.

## Exterior

To the front of the property there is a gravel driveway with space for a couple of vehicles which extends to a pathway leading to the side of the property, two wooden pedestrian gates which give access to the rear garden, feature porch over the entrance door, perimeter border surrounding filled with mature shrubs, beautiful established trees to the front and the rest is mainly lawn which wraps around the right hand side of the property. The rear is accessed via the wooden gates to the front of the property or through the door in the utility and the double doors in the kitchen/dining room where you will step out onto; a curved decking area with wooden railing surrounding with space for seating, gravel area down the left hand side of the property with lots of space, steps down to the rest of the garden, perimeter stone walls to both sides, perimeter grey fencing to the bottom, a further gravel area and the rest is mainly artificial grass.





Total area: approx. 148.3 sq. metres (1596.7 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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