



Spencer.

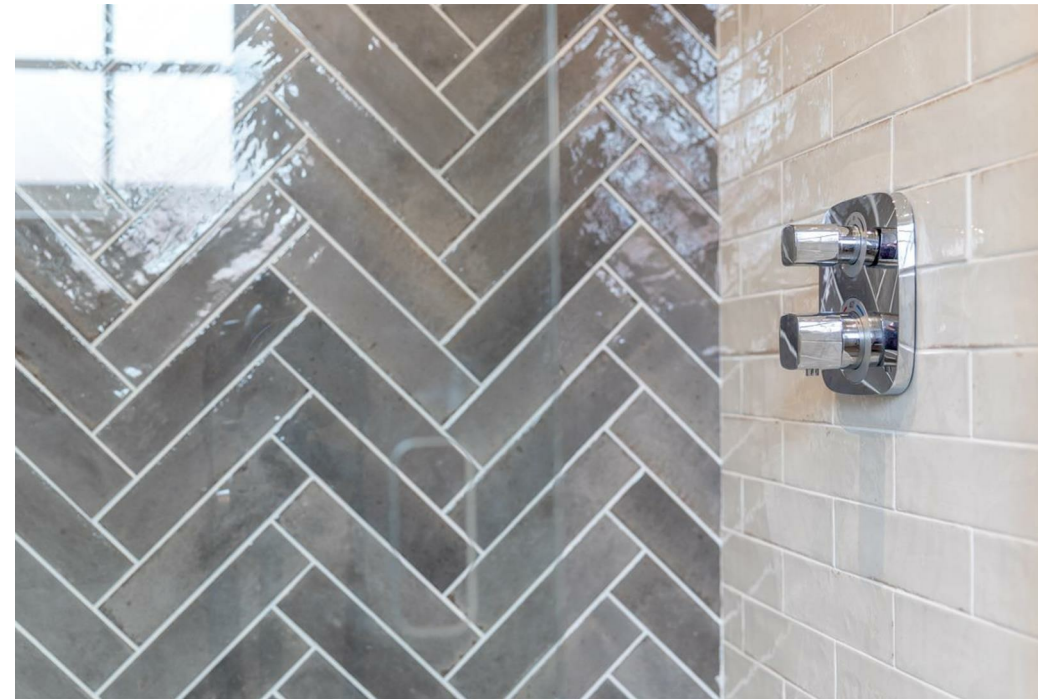
The Hidcote, Plot 2, Church St, Eckington, S21 4BH

Buy —

A four bedroom NEW BUILD home in Eckington, S21

— from *Spencer.*

- NEW BUILD DETACHED HOME
- Four bedrooms
- Two master bedrooms with en-suites
- Open plan kitchen diner with bi fold doors
- Turfed garden
- Utility room
- Study
- Garage
- 10 year Advantage warranty
- Ideally located for amenities



Asking Price

£455,000



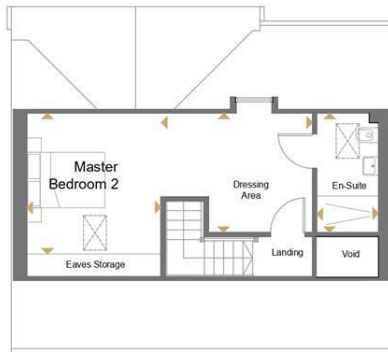
Floorplan



Ground Floor
64 sq.m. 689 sq.f.



First Floor
64 sq.m. 689 sq.f.



Second Floor
30 sq.m. 323 sq.f.

ROOM	M	FT
Lounge	3.26 x 3.08m	10'8" x 10'1"
Live/Eat/Cook	8.56 x 3.53m	28'1" x 11'7"
Snug/Office	3.14 x 2.19m	10'4" x 7'2"
Utility	1.87 x 1.68m	6'2" x 5'6"
W/C	1.68 x 1.17m	5'5" x 3'10"

ROOM	M	FT
Master Bedroom 1	5.29 x 3.16m	17'4" x 10'4"
En-Suite	2.93 x 1.81m	9'7" x 5'11"
Bedroom 3	4.19 x 3.39m	13'9" x 11'1"
Bedroom 4	4.16 x 3.06m	13'8" x 10'0"
Bathroom	2.2 x 2.13m	7'3" x 7'0"

ROOM	M	FT
Master Bedroom 2	3.42 x 3.26m	11'3" x 10'8"
Dressing Area	3.70 x 2.90m	12'2" x 9'6"
En-Suite	2.90 x 1.50m	9'6" x 4'11"

We warrant a copy of contractual agreement and individual features such as fixtures and fittings, doors, windows and electrical treatments may vary from time to time. Consequently these particulars should be treated as general guidelines only and do not constitute a contract, part of a contract or a warranty. External fixtures, landscaping and configuration may vary. Please refer to Sales Advice for further details. All dimensions are approximate and should not be used for legal purposes. Furniture not to scale and all positions are indicative.

Spencers.

+44 (0)114 268 3682
info@spencersstateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948