



## Marketing Preview



**Kenville West Lane, Aughton, Sheffield, S26 3XS**

**£700,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 3**



CHAIN FREE!! A fantastic opportunity to purchase this extended four bedroom detached property which is set in just under two acres and is situated on a quiet lane. Being spacious throughout, having a swimming pool and previous planning for a Granny annexe. Also having the potential for further development subject to planning. Close to great amenities and with excellent links to the M1 Motorway and Parkway.

## SUMMARY

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## ENTRANCE

Door opens into the entrance hall which has a door into reception room one.

## RECEPTION ROOM ONE 13'10" x 16'4"

The first of three reception rooms having a feature fireplace with a log burner effect fire, wooden surround, tiled hearth and back. Ceiling light, wall lighting, two radiators and walk in bay window to the front. Storage cupboard and stair rise to the first floor. Door to the breakfast kitchen.

## BREAKFAST KITCHEN 12'7" x 12'11"

Comprising of ample wall and base units, contrasting worktops and a central island. Integrated ceramic five ring hob, integrated double oven and extractor fan. Space for an American style fridge freezer, space for a washing machine and space for a dishwasher. One and a half sink with a drainer and mixer tap. Recess spotlighting and window. Door to the reception hall and open to the dining room.

## DINING ROOM 13'3" x 12'4"

Having a ceiling light, radiator and window to the rear. Victorian style fireplace and double doors to reception room two.

## RECEPTION ROOM TWO 23'1" x 22'6"

A "L" shaped reception room which is perfect for entertaining with a Adams style fireplace with a glass pebble effect fire, tiled hearth and back. Built in bar area. Ceiling and wall lighting, radiators and three windows. Sliding patio doors to the garden and double doors to reception room three.

## RECEPTION ROOM THREE 18'0" x 11'3"

A third reception room which is perfect for use as a lounge or study/home office. Neutral painted walls and wood effect flooring. Two ceiling lights, wall lights and two windows.

## RECEPTION HALL

Having part wood panelled walls and tiled flooring. Recess spotlighting, radiator and window. Door to the WC.

## WC

Comprising of a pedestal sink and low flush WC. Recess spotlighting, radiator and obscure glass window. Part wood panelling and tiled flooring.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, smoke alarm and radiator. Access to the loft and doors to the four bedrooms, shower room and WC.

## MASTER BEDROOM 14'4" x 11'5"

A large double bedroom with tasteful decor and carpeted flooring. Ceiling light, radiator and walk in bay window. Open to the dressing room.

## DRESSING ROOM 10'7" x 9'6"

Having built in wardrobes and dressing table. Ceiling light, wall lighting, radiator and window. Door behind the wardrobe which opens to the ensuite.

## ENSUITE 10'7" x 7'8"

Comprising of freestanding bath, vanity unit with wash basin and close coupled WC. Recess spotlighting, stylish chrome radiator and obscure glass window. Part tiled walls and tiled flooring.

## BEDROOM TWO 11'5" x 12'0"

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 11'6" x 11'3"

A third bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and two windows. Door opens to the balcony.

## BEDROOM FOUR 13'5" x 11'1"

A fourth bedroom with neutral decor and wood effect flooring. Recess spotlighting, two radiators and three windows. Built in wardrobes and dressing table.

## SHOWER ROOM

Comprising of a double shower cubicle with an electric shower and vanity wash basin. Ceiling light, recess spotlighting and wall lighting. Victorian style radiator, obscure glass window and built in storage. Fully tiled walls and tiled flooring.

## WC

Having a close coupled WC, recess spotlighting and extractor fan. Fully tiled walls and tiled flooring.

## OUTSIDE

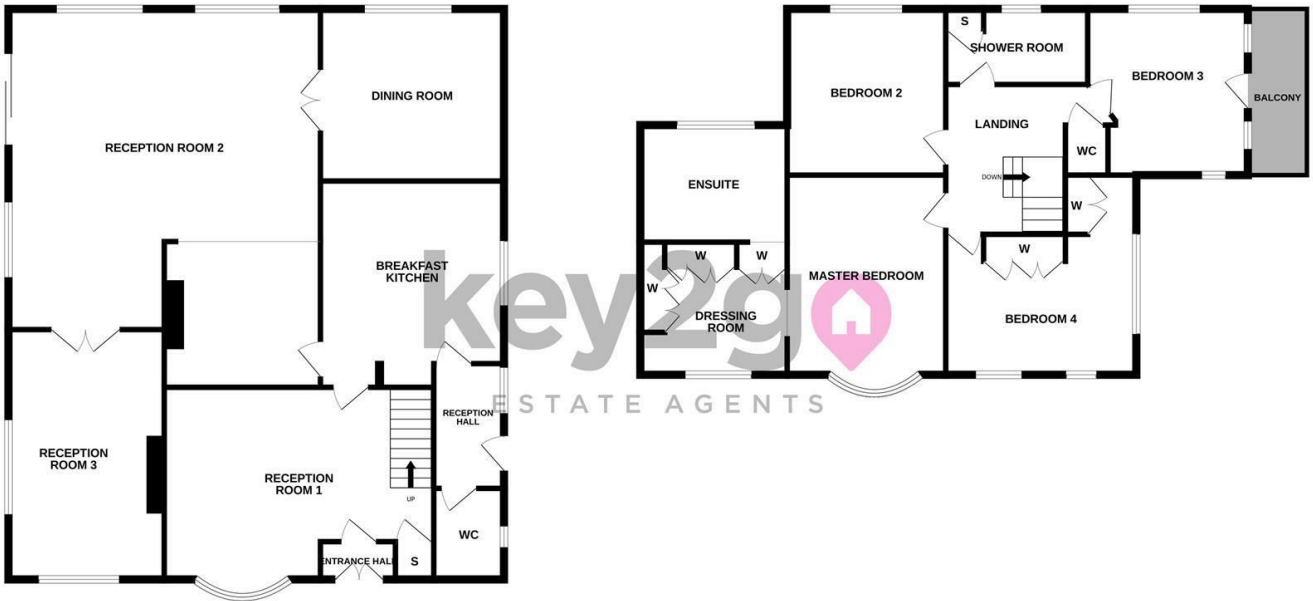
Set over two acres of land with two entrances from a quiet lane. Double garage, an extensive garden with lawns and patio area. Mature Willow tree and apple trees. Gravel area with shrubs, swimming pool and outbuilding.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- COUNCIL TAX BAND G

GROUND FLOOR  
1465 sq.ft. (136.1 sq.m.) approx.

1ST FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 2423 sq.ft. (225.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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	

