

Marketing Preview



The Green, 4 Dowcarr Lane, Harthill, Sheffield, S26 7XN
£550,000

Bedrooms 3, Bathrooms 3, Reception Rooms 2



A fantastic opportunity to purchase this spacious and beautifully presented throughout three bedroom detached property which is situated in a semi-rural area. Offering a master bedroom with a dressing room and ensuite, office space and downstairs WC and utility room. Also having off road parking, a double garage and stunning rear gardens. Perfect family home!

SUMMARY

A fantastic opportunity to purchase this spacious and beautifully presented throughout three bedroom detached property which is situated in a semi-rural area. Offering a master bedroom with a dressing room and ensuite, office space and downstairs WC and utility room. Also having off road parking, a double garage and stunning rear gardens. Perfect family home!

PORCH

Enter via a composite door into the porch with tiled flooring, downlighting and a uPVC door to the kitchen/diner.

KITCHEN/DINER 27'7" x 12'0"

A great family space which is the heart of the home fitted with ample high gloss wall and base units and quartz worktops. Double sink with a mixer tap. Double oven, hob and extractor fan. Space for an American style fridge/freezer. Smeg dishwasher included. Breakfast bar, original beams and a feature fireplace with a multi-fuel, stone hearth and beam. Spot lighting, tiled flooring and two windows to the front. Open to the inner hallway and door to the utility room.

UTILITY ROOM 6'1" x 7'0"

Comprising of a stainless steel sink, base units and space for a washing machine and tumble dryer. Spot lighting, radiator and continued flooring. Door to the downstairs WC. Composite door leading to patio area and access to outbuildings.

DOWNSTAIRS WC 6'1" x 4'1"

Having a vanity wash basin, back to wall WC and a cupboard housing the boiler. Spot lighting, continued flooring and obscure glass window.

INNER HALLWAY

Having an open stair way, two large storage cupboards, spot lighting radiator and window. Door to the lounge.

LOUNGE 15'3" x 16'4"

A bright and spacious reception room with beams to the ceiling, wooden flooring, neutral decor and a fireplace with a multi fuel log burner. Spot lighting, radiator and window. Patio doors to the garden.

STAIRS/LANDING

A carpeted stair rise to the laminate landing with a window, access to the loft and a radiator. Two storage cupboards and doors to the three bedrooms, office, bathroom and shower room.

MASTER BEDROOM 12'8" x 11'9"

A generous sized double bedroom with a feature painted wall and laminate flooring. Spot lighting, radiator and window to the front. Open to the dressing room.

DRESSING ROOM 5'10" x 7'3"

Having fitted wardrobes and drawers, velux style window and door to the ensuite.

ENSUITE 4'9" x 3'10"

Comprising of a shower cubicle with an overhead shower, close coupled WC and wash basin. Spot lighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

BEDROOM TWO 11'8" x 11'9"

A large double bedroom with a storage cupboard, white walls and laminate flooring. Spot lighting, radiator and window to the front.

BEDROOM THREE 8'4" x 9'9"

A double bedroom with white walls, laminate flooring and fitted wardrobes. Spot lighting, radiator and side window.

OFFICE 5'4" x 6'4"

Having fitted units, neutral decor and laminate flooring. Spot lighting, radiator and side window with countryside views.

BATHROOM 6'2" x 9'8"

Comprising of a sunk in bath with a mixer shower tap, bidet, low flush WC and pedestal sink. Spot lighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

SHOWER ROOM 3'7" x 4'2"

Fitted with a shower cubicle with an overhead shower, fully tiled walls and tiled flooring. Spot lighting, skylight and chrome ladder style radiator.

OUTSIDE

To the front of the property is a double driveway leading to the detached garage with power and lighting. Gate to the front garden which is immaculately presented with a lawn area, plants, trees and shrubbery. Second door to the garage.

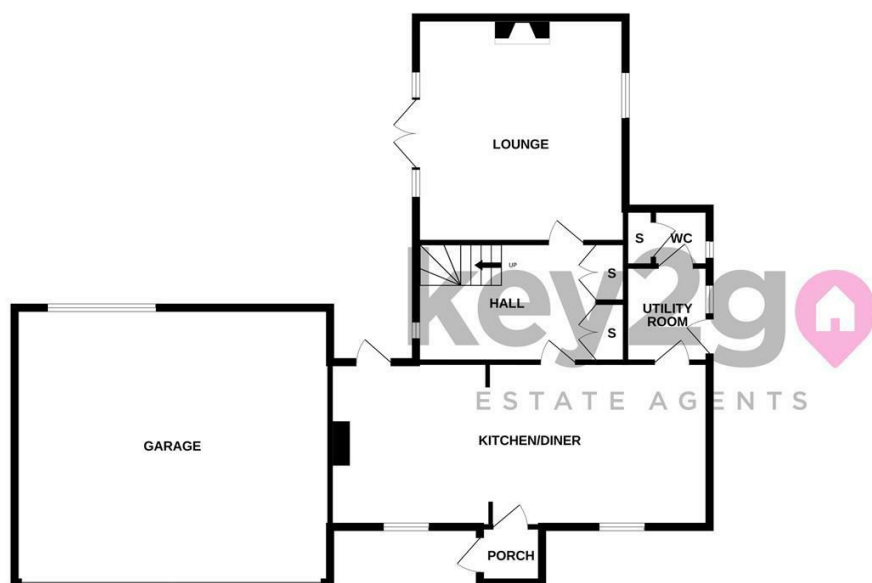
To the side of the property is three stone built outhouses and patio area which leads to the rear.

To the rear of the property is a immaculately presented, private and not overlooked garden with a patio with a fresh water well, lawn and access to the garage from a rear door. Plants and shrubbery.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND E - ROTHERHAM COUNCIL

GROUND FLOOR



1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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