

## Marketing Preview

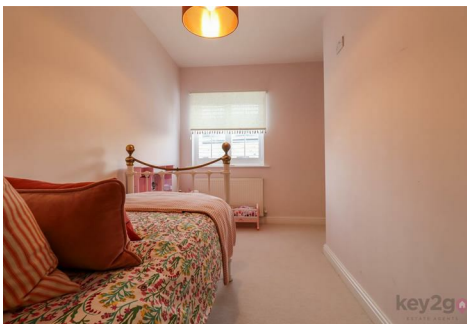


**1 White Hart Corner, Eckington, Sheffield, S21 4DY**

**£650,000**

**Bedrooms 5, Bathrooms 2, Reception Rooms 2**





WOW! An Amazing Opportunity!

A truly stunning 4/5 bedroom detached stone-built home, beautifully renovated by the current owner to an exceptional standard. Set within an exclusive development in the heart of Eckington's conservation area, this property combines modern décor with character and charm throughout. Offering a master bedroom with a walk-in wardrobe room (which could be converted into a further bedroom) and en-suite, downstairs WC, open-plan kitchen/diner, formal office, and utility room. With off-road parking, a double garage, and an enviable location close to a choice of schools, amenities, and excellent road links to Chesterfield and Sheffield, this is a rare opportunity not to be missed.

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A spacious and welcoming hallway with stairs rising to the first floor gives access to a useful downstairs WC, a formal office space, and a cosy living area to the front. To the rear is a large and impressive open-plan kitchen/diner with a high-specification finish, continuing into a utility room and offering direct access to the rear garden.

Stairs rise to the first floor, where you'll find the impressive master suite with a large double bedroom, opened into a spacious dressing room (which could be converted back into a further double bedroom), and a stylish en-suite. The floor also offers two additional double bedrooms, a single bedroom, and a spacious, high-specification family bathroom.

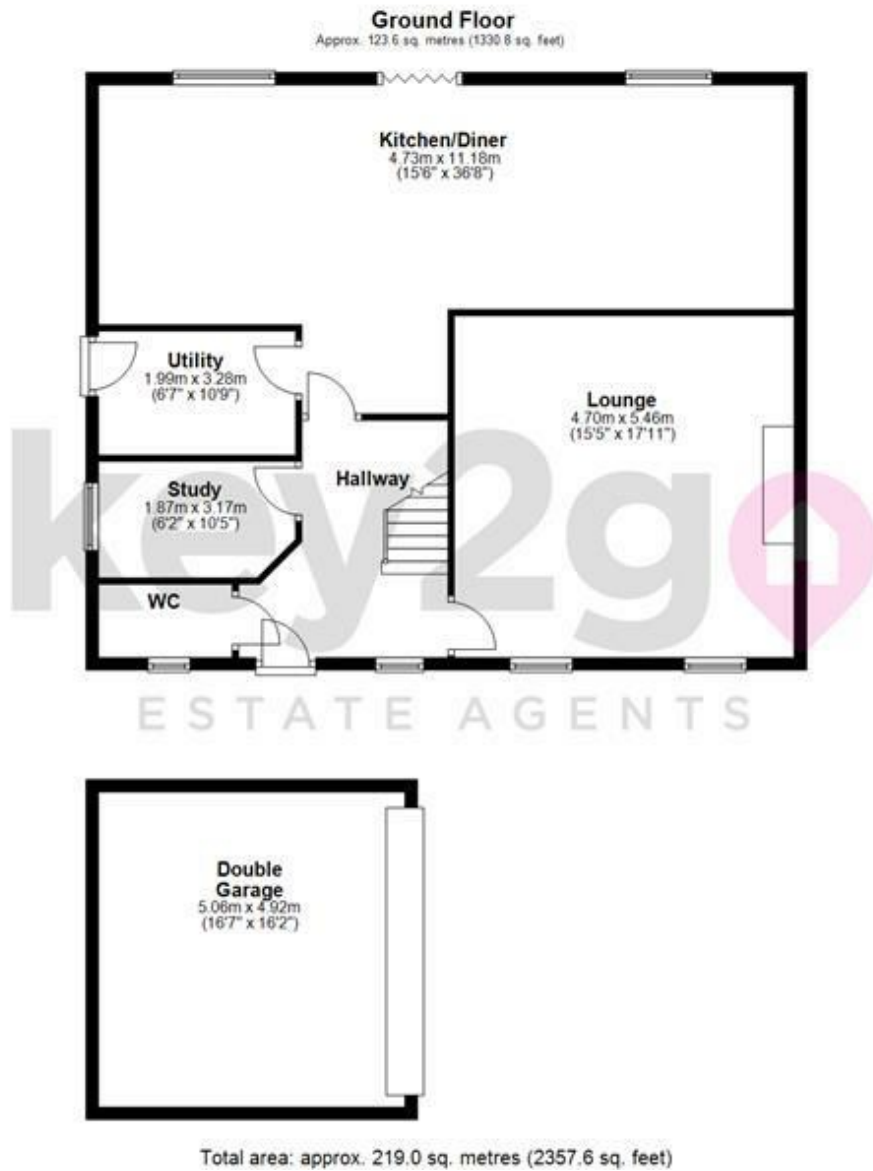
Outside, the property benefits from a double garage with off-road parking in front for two cars, and access all the way around to the rear. The rear garden features a patio, lawn, and mature shrubbery providing privacy, with an attractive stone wall to the boundary.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND F - NORTH EAST DERBYSHIRE COUNCIL
- THE PROPERTY HAS PLANNING PERMISSION FOR AN EXTENSION

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</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	

