



80 Storth Lane

Wales Village, Sheffield

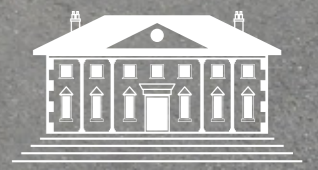


Blenheim

Park Estates



An Immaculately Presented
Three Bedroomed Bungalow





80 Storth Lane

Welcome to 80 Storth Lane

Standing on a commanding, sizeable corner plot is this three bedroomed detached bungalow that offers immaculately presented accommodation throughout and has the benefit of manicured wrap-around gardens with two patio areas.

The entrance hall provides a warm welcome to the home with a showcase spiral staircase leading down to the lower ground floor where the integral double garage is located. The heart of the home is the light and spacious lounge with dual aspect windows and a focal feature stone wall. The lounge seamlessly connects to a fabulous dining room, providing an ideal space for entertaining and leading to the breakfast kitchen and an inner hallway links to the bedrooms. All three of the bedrooms are well-proportioned with ample fitted storage. There is also a modern bathroom with a separate WC.

The property is located with good access to the amenities of Wales Village, including shops, cafes and local schooling. A short drive away takes you to Rother Valley Country Park for a range of walking trails. The Kiveton Park train station provides rail links and the M1 motorway is easily accessible within a short drive.

The property briefly comprises on the ground floor: Entrance hall, lounge, dining room, breakfast kitchen, inner hallway, master bedroom, bedroom 2, bedroom 3, WC, bathroom, storage cupboard and linen cupboard.

On the lower ground floor: Hallway and integral double garage.

Ground Floor

A UPVC entrance door with double glazed obscured panels and two matching side panels opens to the:

Entrance Hall

A welcoming entrance hall with a front facing UPVC double glazed obscured panel, coved ceiling, pendant light point, flush light point, wall mounted light points and a central heating radiator with a decorative cover. Timber doors open to the lounge and breakfast kitchen.

Lounge

17'11 x 16'0 (5.46m x 4.88m)
A light and spacious lounge with front and side facing UPVC double glazed windows, flush light points, central heating radiators and TV/aerial cabling. The focal point of the room is the feature stone wall with an inset coal effect gas fire and a limestone hearth. A timber door opens to the entrance hall and double timber doors with glazed panels open to the dining room.

Dining Room

13'5 x 11'4 (4.09m x 3.45m)

A fabulous dining room that is ideal for everyday dining or entertaining. Having a rear facing UPVC double glazed panel, side facing UPVC double glazed windows, coved ceiling and a pendant light point with a decorative ceiling rose. Also having a feature stone wall, a central heating radiator and a telephone point. Timber doors open to the breakfast kitchen and inner hallway.

Breakfast Kitchen

14'1 x 12'9 (4.29m x 3.89m)

A well-appointed breakfast kitchen with a front facing UPVC double glazed window, recessed lighting, central heating radiator and tiled flooring. There's a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs, under-counter lighting and an inset 1.5 bowl stainless steel sink with a Bristan chrome mixer tap. Appliances include a Baumatic four-ring gas hob with an extractor hood over, Baumatic fan assisted oven/separate grill and an under-counter Bosch fridge. Timber doors open to the dining room and entrance hall.

From the dining room, a timber door opens to the:

Inner Hallway

Having a coved ceiling, flush light points and a central heating radiator with a decorative cover. Timber doors open to the master bedroom, bedroom 2, bedroom 3, WC and bathroom. Folding timber doors open to a storage cupboard and sliding doors also open to a linen cupboard. A UPVC door with a double glazed obscured panel opens to the rear of the property.

Entrance Hall

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A Light & Spacious
Reception Room





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A Well Appointed
Breakfast Kitchen...





80 Storth Lane

Situated on a Sizeable Corner Plot in a Commanding Position and Offering Generous Accommodation Throughout

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Master Bedroom

14'1 x 11'11 (4.29m x 3.63m)

A generously sized master bedroom with a front facing UPVC double glazed window, coved ceiling, flush light point, central heating radiator and a telephone point. To one wall, there's a range of fitted furniture, incorporating short/long hanging, shelving and drawers.

Bedroom 2

11'11 x 11'1 (3.63m x 3.38m)

Another double bedroom with a side facing UPVC double glazed window, coved ceiling, flush light point and a central heating radiator. To one wall, there's a range of fitted furniture, incorporating long hanging and shelving.

Bedroom 3

10'8 x 9'10 (3.25m x 3.00m)

A good-sized third bedroom with a front facing UPVC double glazed window, coved ceiling, flush light point and a central heating radiator. To one wall, there's a range of fitted furniture, incorporating short/long hanging and shelving.

WC

Having a rear facing UPVC double glazed obscured window, flush light point and tiled flooring. There's a suite in white, which comprises of a low-level WC and an Ideal Standard pedestal wash hand basin with a chrome mixer tap and a tiled splash back with an inset mirror.

Bathroom

A fully tiled, modern bathroom suite. Having rear and side facing UPVC double glazed obscured windows, flush light point, glazed shelving, fitted vanity mirror and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a vanity unit, incorporating an inset wash hand basin with a chrome mixer tap and storage beneath. To one wall, there's a panelled bath with a chrome mixer tap and a hand shower facility.

Storage Cupboard

Having long hanging and shelving

Linen Cupboard

Having fitted shelving.

From the entrance hall, a walnut spiral staircase with an aluminium hand rail and balustrading leads down the:

Lower Ground Floor

Hallway

A sliding door opens to the integral double garage.

Integral Double Garage

17'7 x 15'8 (5.36m x 4.78m)

Having an up-and-over electric door, light, power and housing the Vaillant boiler.

Exterior and Gardens

To the front of the property, there's a driveway that provides parking for two vehicles with exterior lighting and access can be gained to the integral double garage.

From the driveway, a timber pedestrian gate opens to the left side of the property. Steps also rise from the driveway and road to the main entrance door with exterior lighting. Also, to the front, there's a garden that is mainly laid to lawn with mature planted borders and a water tap.

To the left side of the property, there's a garden that is mainly laid to lawn with well-stocked planted borders incorporating trees, shrubs and hedging. The garden wraps around to the rear where there's a stone flagged patio and steps, flanked by planters, rise to a further patio area with exterior lighting. Access can be gained to the inner hallway. A stone flagged path with a water tap leads round to the right side of the property. To the right side of the property, the lawn and path continues to the front with planted borders.

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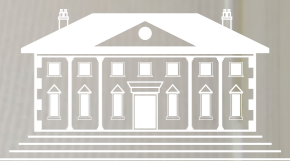




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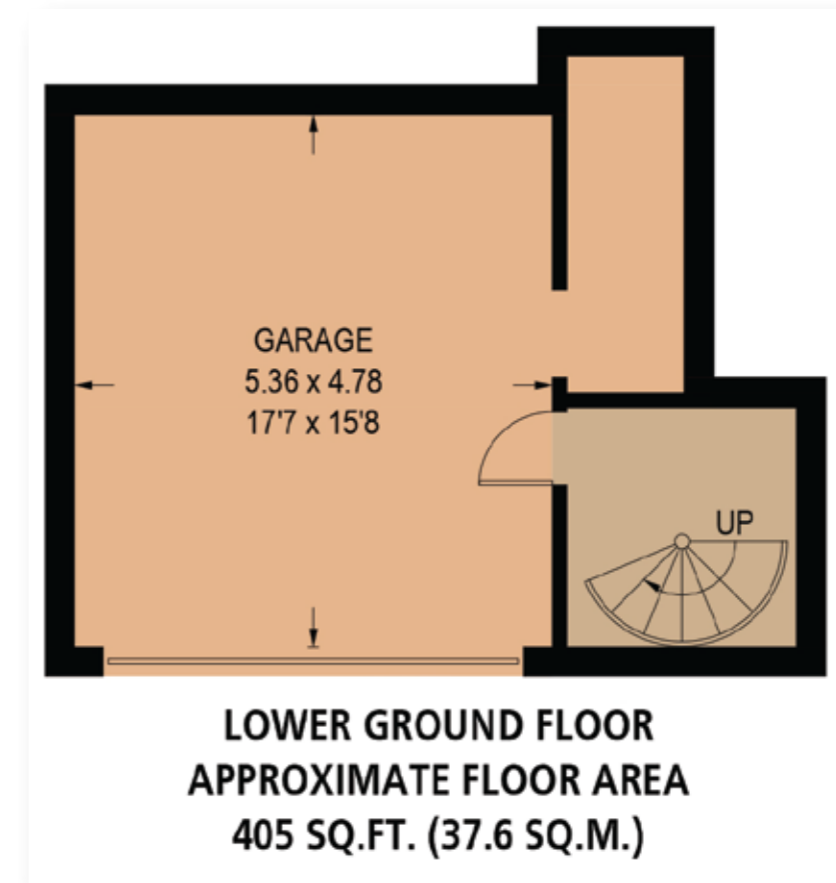
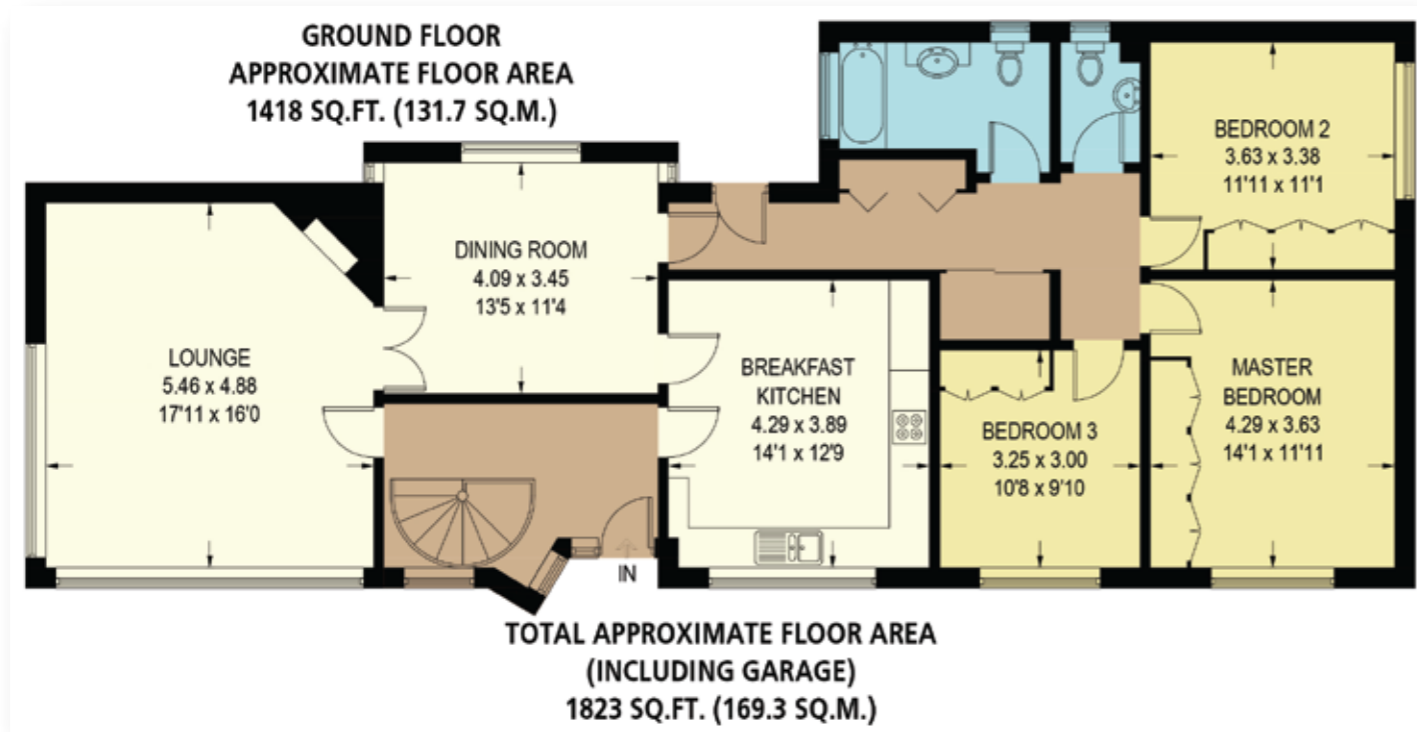
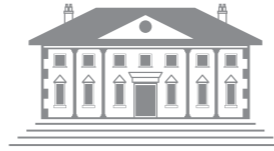
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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A Well Manicured
Wrap-Around Garden



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: D

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



80 Storth Lane
Wales Village, Sheffield,
South Yorkshire S26 5QT

Offers in the Region £450,000