



24 Springwood Rise

Thurgoland, Sheffield



Blenheim
Park Estates



Exterior and Gardens

To the front of the property, stone steps and a separate path flanked by planting leads to the main entrance door with exterior lighting. To the side of the entrance door, there is a lawned area.

To the left side of the property, there is a block paved driveway that provides parking for two vehicles and has exterior lighting. Access can be gained to the utility room and large single garage. A timber pedestrian gate opens to the rear of the property.

Large Single Garage

19'6 x 15'0 (5.94m x 4.57m)

With an up-and-over door, light and power.

A Contemporary Five Bedroomed
Detached Family Residence





24 Springwood Rise

Welcome to 24 Springwood Rise

Constructed in 2022 to a superb standard, 24 Springwood Rise presents bright living spaces that have been well-designed to accommodate family lifestyles. This wonderful five bedroomed residence stands within a quiet cul-de-sac and offers a great level of privacy due to the woodland outlook to the rear.

The heart of the home is the spacious open plan dining kitchen, which contains a well-appointed kitchen with integrated appliances and also has space for dining and relaxing. Bi-folding doors open onto the garden, allowing ease of transition between the indoors and outdoors, perfect for general everyday use or when entertaining guests. Also on the ground floor is a well-presented lounge, a versatile playroom and a separate utility room with the benefit of a side entrance door. A central staircase rises from the entrance hall to the first floor where there are five bedrooms. The master bedroom is generously-sized with an en-suite bathroom and also has space for a dressing area. There is an additional double bedroom suite, three other bedrooms and a modern family bathroom.

A low-maintenance garden that is of a good size is situated to the rear of the property and features a stone patio that is adjacent to the dining kitchen. From the garden, steps lead down to a further area that belongs to the property, which could be landscaped to create an extension of the outdoor space. This lovely home has great curb appeal from the road and there is off-road parking within a driveway for multiple vehicles and a large single garage.

Thurgoland is a village in the Borough of Barnsley, which has a public house, a village shop and a GP surgery. The village sits amongst countryside with a range of pleasant walks through woodland, fields and along the TransPennine Trail, taking you to Penistone, Wortley and beyond. There is also a primary school in Thurgoland and nearby secondary schooling in Stocksbridge and Penistone. Wortley is a neighbouring village that is home to the former stately home, Wortley Hall, and has a public house, café and church. The property is well placed for access onto the M1 motorway and routes to Manchester via the Woodhead Pass.

The property briefly comprises of on the ground floor: Entrance hall, lounge, under-stairs storage cupboard, playroom, utility room, WC and dining kitchen. Accessed externally is the large single garage.

On the first floor: Landing, master bedroom, master dressing area, master en-suite, linen cupboard, bedroom 3, bedroom 4, bedroom 2, bedroom 2 en-suite, bedroom 5 and family bathroom.

Ground Floor

A composite entrance door with double glazed obscured side panels opens to the:

Entrance Hall

Having pendant light points, a central heating radiator and timber effect flooring. Timber doors open to the lounge, under-stairs

storage cupboard, playroom, utility room, WC and dining kitchen.

Lounge

14'9 x 11'2 (4.49m x 3.40m)

A superb reception room that has been stylishly decorated with panelling to one of the walls. Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Under-Stairs Storage Cupboard

Having a telephone point and timber effect flooring.

Playroom

11'6 x 7'7 (3.50m x 2.30m)

A versatile room, currently used as a playroom but could be useful as a study. Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Entrance Hall

Having pendant light points, a central heating radiator and timber effect flooring. Timber doors open to the lounge, under-stairs storage cupboard, playroom, utility room, WC and dining kitchen.

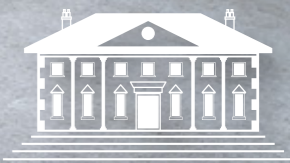




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A Stylish
Lounge...

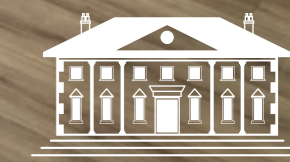


Dining Kitchen
35'0 x 13'3 (10.66m x 4.05m)

A bright and airy dining kitchen that has ample space for cooking, dining and relaxing. Having rear facing UPVC double glazed windows, recessed lighting, pendant light points, central heating radiators and timber effect flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, upstands, under-counter lighting and an inset Caple 1.0 bowl stainless steel sink with a Caple chrome mixer tap. The work surface also extends to provide breakfast seating for three chairs. The integrated appliances are by Electrolux and include a four-ring gas hob with an extractor hood above, a fan assisted oven, a dishwasher and a full-height fridge/freezer. Bi-folding UPVC doors with double glazed panels open to the rear of the property.



A Bright and Airy
Dining Kitchen...





Situated within a Quiet Cul-de-Sac and Offering Light-Filled Family Living Spaces

Utility Room

11'6 x 5'10 (3.50m x 1.79m)

Having recessed lighting, an extractor fan, a central heating radiator and timber effect flooring. There is a range of fitted base units, incorporating a work surface, an upstand and an inset Caple 1.0 bowl stainless steel sink with a Caple chrome mixer tap. A cupboard houses the Ideal boiler and there is also an integrated washing machine and space/provision for a tumble dryer. A UPVC door with a double glazed panel opens to the left side of the property.

WC

Having recessed lighting, an extractor fan, a chrome heated towel rail and timber effect flooring. There is an Ideal Standard suite in white, which comprises of a low-level WC and a pedestal wash hand basin with an Ideal Standard chrome mixer tap and a tile splash back.

Dining Kitchen

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From the entrance hall, a staircase with timber hand rails and balustrading rises to the:

First Floor

Landing

Having a pendant light point and a central heating radiator. Timber doors open to the master bedroom, linen cupboard, bedroom 4, bedroom 3, bedroom 2, bedroom 5 and family bathroom. Access can also be gained to a loft space.

Master Bedroom

17'2 x 11'10 (5.22m x 3.60m)

A spacious master bedroom suite with a front facing UPVC double glazed window, a pendant light point, a central heating radiator, a TV/aerial point and a telephone point. An opening gives access to the master dressing area.

Master Dressing Area

Having a pendant light point and space for wardrobes. A timber door opens to the master en-suite.

Master En-Suite

A modern en-suite bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, an extractor fan, partially tiled walls, a chrome heated towel rail and a shaver point. There is an Ideal Standard suite in white, which comprises of a low-level WC and two pedestal wash hand basins with Ideal Standard chrome mixer taps. Also having a freestanding bath with an Ideal Standard chrome mixer tap. To one corner, there is a separate, fully tiled shower enclosure with a fitted Mira rain head shower, an additional hand shower facility and a glazed screen/door.

Linen Cupboard

Housing the Ideal hot water cylinder.

Bedroom 4

11'7 x 9'2 (3.53m x 2.80m)

Having a rear facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.

Bedroom 3

11'7 x 9'2 (3.53m x 2.80m)

Having a rear facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.

Bedroom 2

11'7 x 8'6 (3.53m x 2.59m)

A double bedroom suite with a rear facing UPVC double glazed window, pendant light points, central heating radiator and a TV/aerial point. A timber door opens to the bedroom 2 en-suite.

Bedroom 2 En-Suite

A well-appointed en-suite shower room with recessed lighting, an extractor fan, partially tiled walls, a chrome heated towel rail and a shaver point. There is an Ideal Standard suite in white, which comprises of a low-level WC and a pedestal wash hand basin with an Ideal Standard chrome mixer tap. To one corner, there is a separate, fully tiled shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 5

11'5 x 8'10 (3.49m x 2.70m)

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Family Bathroom

Having a front facing UPVC double glazed obscured window, recessed lighting, an extractor fan, partially tiled walls, a chrome heated towel rail and a shaver point. There is an Ideal Standard suite in white, which comprises of a low-level WC and a pedestal wash hand basin with an Ideal Standard chrome mixer tap. Also having a panelled bath with an Ideal Standard chrome mixer tap and a hand shower facility. To one corner, there is a separate, fully tiled shower enclosure with a fitted Mira shower and a glazed screen/door.

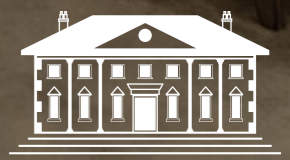
Master Bedroom

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A spacious master bedroom suite with a front facing UPVC double glazed window, a pendant light point, a central heating radiator, a TV/aerial point and a telephone point. An opening gives access to the master dressing area.



A Superb Master
Bedroom Suite





Master Dressing Area

Having a pendant light point and space for wardrobes. A timber door opens to the master en-suite.



Bedroom 2

11'7 x 8'6 (3.53m x 2.59m)

A double bedroom suite with a rear facing UPVC double glazed window, pendant light points, central heating radiator and a TV/aerial point. A timber door opens to the bedroom 2 en-suite.



Master En-Suite

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Bedroom 2 En-Suite

A well-appointed en-suite shower room with recessed lighting, an extractor fan, partially tiled walls, a chrome heated towel rail and a shaver point. There is an Ideal Standard suite in white, which comprises of a low-level WC and a pedestal wash hand basin with an Ideal Standard chrome mixer tap. To one corner, there is a separate, fully tiled shower enclosure with a fitted Mira shower and a glazed screen/door.





Bedroom 4
11'7 x 9'2 (3.53m x 2.80m)
Having a rear facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.



Bedroom 5
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Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

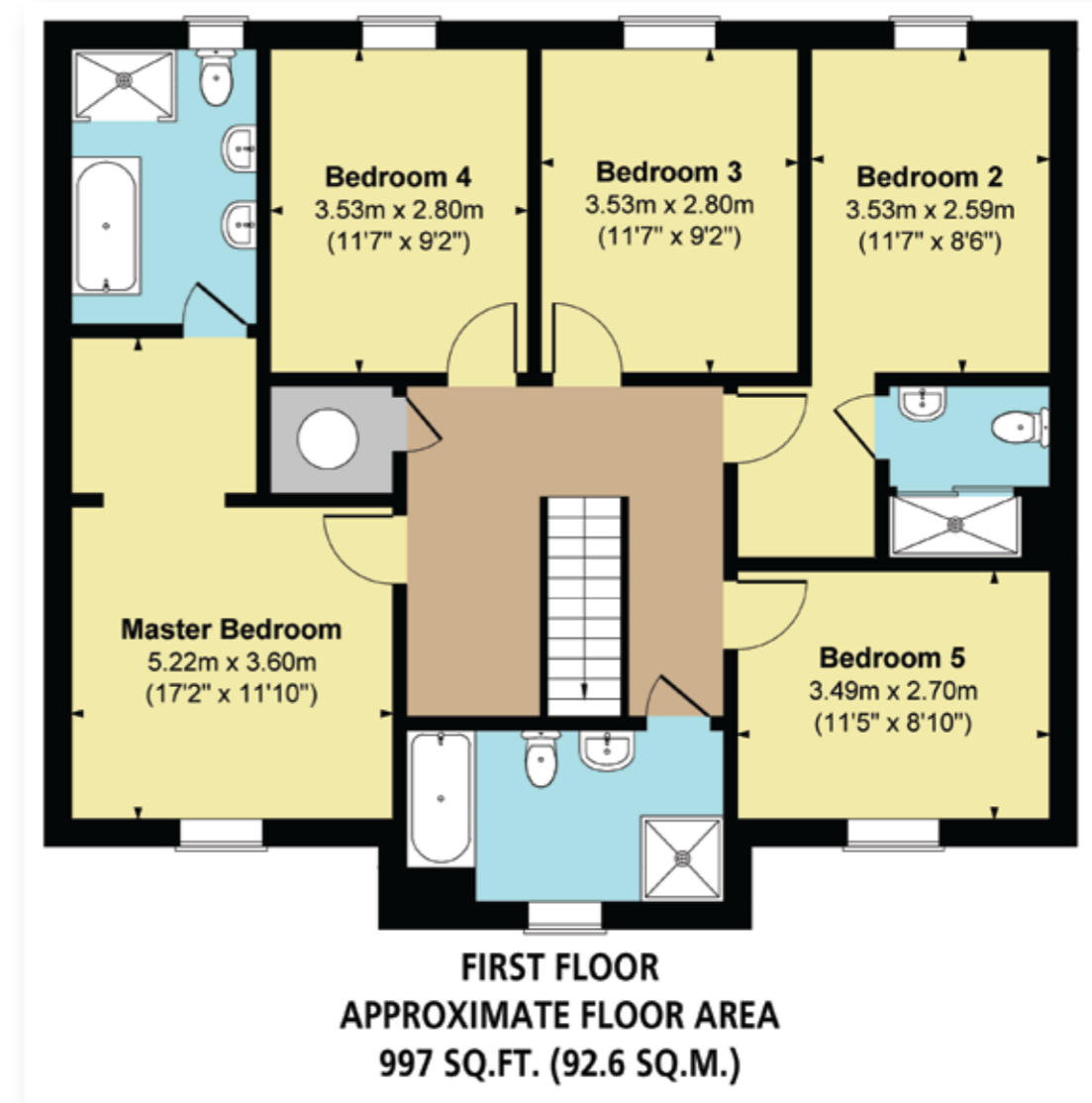
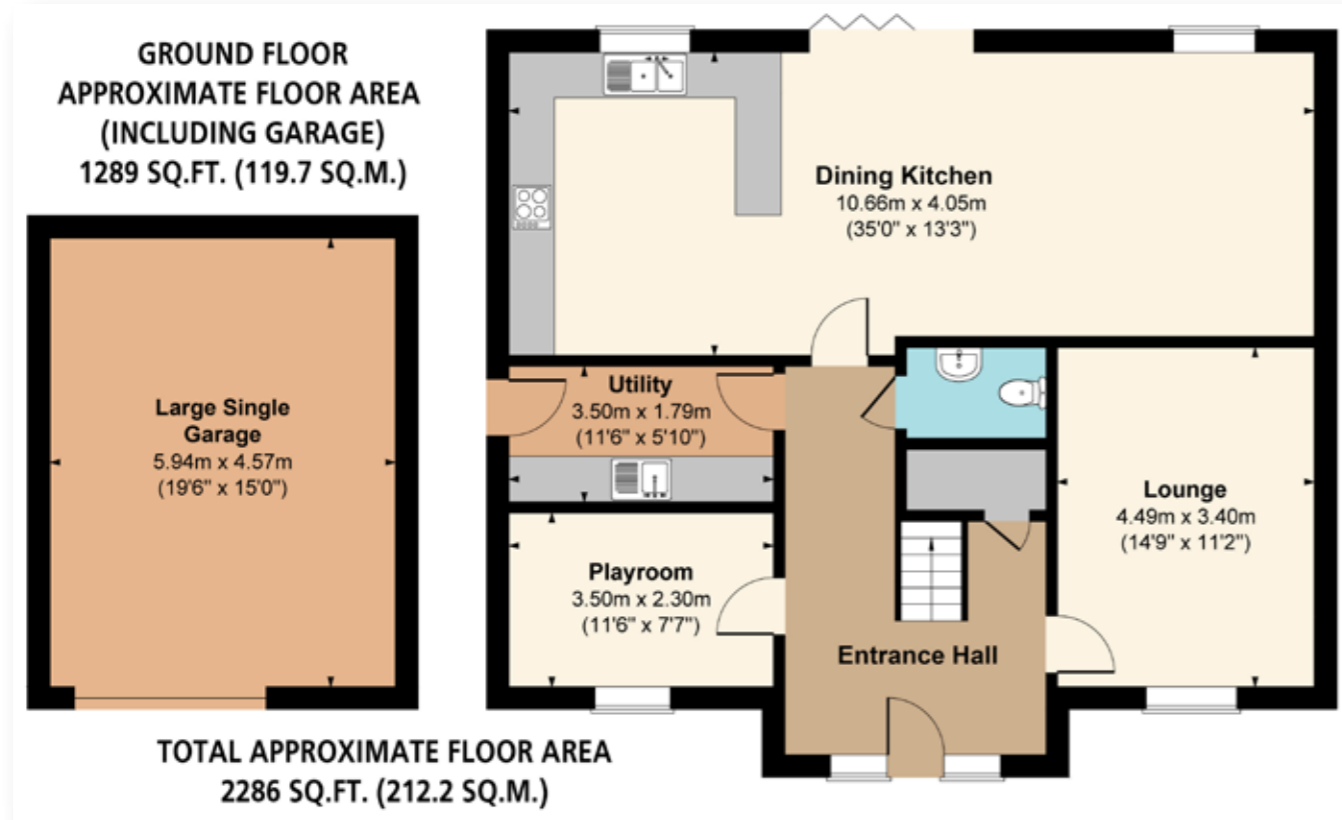


Bedroom 3
11'7 x 9'2 (3.53m x 2.80m)
Having a rear facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.



Family Bathroom
Having a front facing UPVC double glazed obscured window, recessed lighting, an extractor fan, partially tiled walls, a chrome heated towel rail and a shaver point. There is an Ideal Standard suite in white, which comprises of a low-level WC and a pedestal wash hand basin with an Ideal Standard chrome mixer tap. Also having a panelled bath with an Ideal Standard chrome mixer tap and a hand shower facility. To one corner, there is a separate, fully tiled shower enclosure with a fitted Mira shower and a glazed screen/door.





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens

To the rear of the property, there is a stone flagged patio with exterior lighting and hot and cold water taps. Access can be gained to the dining kitchen. There is also an artificial lawn and the garden is enclosed by stone walling and wrought iron railings.

A Fabulous Low-Maintenance Garden
with Potential for Further Landscaping



Exterior and Gardens Continued

A timber gate opens to stone steps, which lead down to another area of the garden that has two tiers, separated by timber sleeper steps, and offers great potential for landscaping to create an extension to the main garden. This area is enclosed by timber fencing.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains gas, mains electric, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

Shared Access/Rights of Access: None.

Covenants/Easements/Wayleaves and Flood Risk: None and the flood risk is very low.

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.



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Thurgoland, Sheffield S35 7FH

Offers in the Region of £595,000