



32 Coal Pit Lane  
Stocksbridge, Sheffield

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### Exterior and Gardens

To the front of the property, there is a stone flagged driveway with exterior lighting and providing parking for several vehicles. Access can be gained to the main entrance door and integral single garage. Also to the front is a garden, which is mainly laid to lawn and bordered by mature hedging. A gravelled path leads to a timber pedestrian gate, which opens to the left side of the property.

### Integral Single Garage

18'0 x 9'10 (5.48m x 3.00m)

Having a roller shutter door, a rear facing UPVC double glazed window, light and power.

A Beautiful Three Bedroomed  
Detached Family Home





## Welcome to 32 Coal Pit Lane

32 Coal Pit Lane is an outstanding three bedroomed detached home in the town of Stocksbridge. Having undergone extensive renovation by the current owners, this delightful residence is perfect for 21st-century family living. Occupying an enviable corner plot position, the property has excellent access to the amenities of Stocksbridge.

Situated across the ground floor is a large L-shaped lounge/diner that is adorned by natural light and has a log burner. Additionally, there is a useful integral single garage, a well-appointed kitchen with integrated appliances, a modern shower room and a conservatory that is the perfect spot to unwind.

The second floor contains two double bedrooms, a further good-sized single bedroom and the family bathroom. There is also a balcony that overlooks the Stocksbridge Rugby Club playing fields and extensive countryside views. Externally, there is a stone flagged driveway that has parking for multiple vehicles and a delightful wrap-around garden that has a pond, raised planters, and two useful stores.

32 Coal Pit Lane is located in the town of Stocksbridge which offers a range of local amenities, including Fox Valley Shopping Park with restaurants, shops and supermarkets. Stocksbridge Golf Club is also accessible within a short drive. Within the surrounding areas, there are various scenic walking locations, such as Broomhead Reservoir, Morehall Reservoir and Underbank Reservoir. There is good access to highly regarded schools within the surrounding areas. The property is well positioned for access to the M1 for journeys to Leeds, Rotherham and London and connecting routes to Doncaster via the M18. Manchester can be reached in approximately 1 hour and a convenient commute can be made to Sheffield city centre.

### **The property briefly comprises of on the ground floor:**

Entrance hall, integral single garage, cloaks cupboard, shower room, lounge/dining room, conservatory, kitchen and utility room.

**On the first floor:** Galleried landing, balcony, master bedroom, bedroom 3, family bathroom, storage cupboard and bedroom 2.

### **Ground Floor**

A UPVC door with a double glazed obscured panel and a matching side panel opens to the:

#### **Entrance Hall**

Having a pendant light point, central heating radiator, timber effect flooring and tiled flooring. Timber doors open to the integral single garage, cloaks cupboard and shower room. An oak door with obscured glazed panels also opens to the lounge/dining room.

#### **Integral Single Garage**

18'0 x 9'10 (5.48m x 3.00m)

Having a roller shutter door, a rear facing UPVC double glazed window, light and power.

#### **Cloaks Cupboard**

Having cloaks hanging hooks and shelving.

#### **Shower Room**

A modern shower room with a rear facing UPVC double glazed obscured window, flush light point, extractor fan, partially tiled walls, central heating radiator and timber effect flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a Watersmith chrome mixer tap and storage beneath. There is a separate shower enclosure with a fitted Triton shower and a glazed screen/door.

#### **Lounge/Dining Room**

22'11 x 21'5 (6.98m x 6.54m)

A spacious L-shaped reception room with front facing UPVC double glazed panels, coved ceiling, flush light points, central heating radiators, telephone point, TV/aerial cabling and timber effect flooring. The focal point of the room is the Contura Handol log burner with a sandstone hearth. An oak door with obscured glazed panels opens to the kitchen and a UPVC door with a double glazed panel opens to the conservatory. Double UPVC doors with double glazed panels and matching side panels also open to the rear garden.

#### **Conservatory**

11'6 x 5'11 (3.50m x 1.80m)

With a UPVC double glazed roof lantern and front and side facing UPVC double glazed windows/panels. Also having a wall mounted light point and tiled flooring. A UPVC door with an obscured double glazed panel opens to the utility room. Double UPVC doors with double glazed panels also open to the left side of the property.

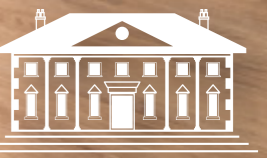




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## Kitchen

11'10 x 9'10 (3.60m x 3.00m)

A well-appointed kitchen with a rear facing UPVC double glazed window, coved ceiling, recessed lighting, one partially tiled wall, central heating radiator and timber effect flooring. There is a range of fitted base, wall and drawer units, incorporating matching work surfaces, decorative splashbacks and an inset 1.5 bowl Lamona stainless steel sink with a chrome mixer tap. Appliances include a Bosch four-ring gas hob with an extractor hood above, Bosch fan assisted oven/grill, Lamona microwave, Lamona dishwasher and a Lamona fridge/freezer. An oak door with obscured glazed panels opens to the utility room.

A Modern Kitchen  
with Integrated Appliances





32 Coal Pit Lane

## Well Located for Access to the Amenities of Stocksbridge and Bolsterstone



From the lounge/dining room, an oak door with obscured glazed panels opens to the:

### **Kitchen**

11'10 x 9'10 (3.60m x 3.00m)

A well-appointed kitchen with a rear facing UPVC double glazed window, coved ceiling, recessed lighting, one partially tiled wall, central heating radiator and timber effect flooring. There is a range of fitted base, wall and drawer units, incorporating matching work surfaces, decorative splashbacks and an inset 1.5 bowl Lamona stainless steel sink with a chrome mixer tap. Appliances include a Bosch four-ring gas hob with an extractor hood above, Bosch fan assisted oven/grill, Lamona microwave, Lamona dishwasher and a Lamona fridge/freezer. An oak door with obscured glazed panels opens to the utility room.

### **Utility Room**

With rear and side facing UPVC double glazed windows, flush light point and tiled flooring. There is a range of fitted base units, incorporating a matching work surface, tiled splashbacks and space beneath for an automatic washing machine. The utility room also houses the Worcester boiler. A UPVC door with a double glazed obscured panel opens to the conservatory.

From the lounge/dining room, a staircase with an oak handrail and glazed balustrading rises to the:

### **First Floor**

#### **Galleried Landing**

A large galleried landing with reading space that has a Velux roof window, flush light points, wall mounted light points and eaves storage. Timber doors open to master bedroom, bedroom 3, storage cupboard, family bathroom and bedroom 2. A UPVC door with a double glazed obscured panel opens to a balcony.

#### **Balcony**

Having wrought iron balustrading and overlooking countryside.

#### **Master Bedroom**

11'10 x 11'5 (3.60m x 3.48m)

A double bedroom with a front facing UPVC double glazed panel, a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

#### **Bedroom 3**

8'10 x 8'6 (2.70m x 2.60m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Access can be gained to a loft space.

#### **Family Bathroom**

With a rear facing double glazed obscured window, recessed lighting, central heating radiator and a wall mounted light/shaver point. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a tiled splashback. Also having a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.

#### **Bedroom 2**

12'0 x 9'10 (3.65m x 3.00m)

Another double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator and timber effect flooring. There is a range of fitted furniture, incorporating short hanging, shelving and drawers.

#### **Exterior and Gardens**

To the front of the property, there is a stone flagged driveway with exterior lighting and providing parking for several vehicles. Access can be gained to the main entrance door and integral single garage. Also to the front is a garden, which is mainly laid to lawn and bordered by mature hedging. A gravelled path leads to a timber pedestrian gate, which opens to the left side of the property.

To the left side of the property, there is a path that gives access to the conservatory and leads onwards to the rear. There is also a gravelled patio with a timber pergola, bin store and a useful covered storage area.

To the rear, there are two areas with gravel and slate chippings. There is exterior lighting, a water tap, pond and a raised stone planter containing mature shrubs. Steps rise to provide access to the lounge/dining room. An opening leads to a garden, which is mainly laid to lawn and has mature hedging, a flower bed and an external power point. A timber pedestrian gate opens to the right side of the property. The garden is fully enclosed by timber fencing.

To the right side of the property, the driveway continues back to the front with a water tap and a lawned area which has mature hedging borders.





**Master Bedroom**  
11'10 x 11'5 (3.60m x 3.48m)

A double bedroom with a front facing UPVC double glazed panel, a rear facing UPVC double glazed window, pendant light point and a central heating radiator.



**Bedroom 2**  
12'0 x 9'10 (3.65m x 3.00m)

Another double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator and timber effect flooring. There is a range of fitted furniture, incorporating short hanging, shelving and drawers.



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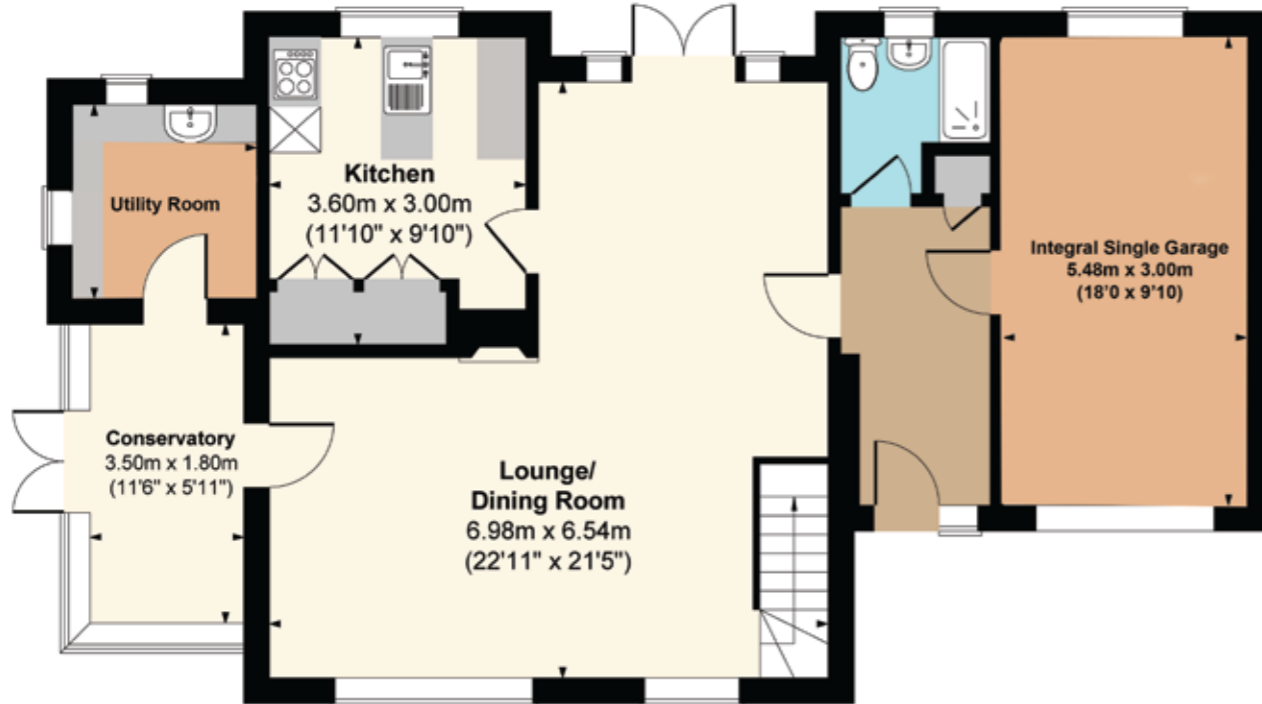
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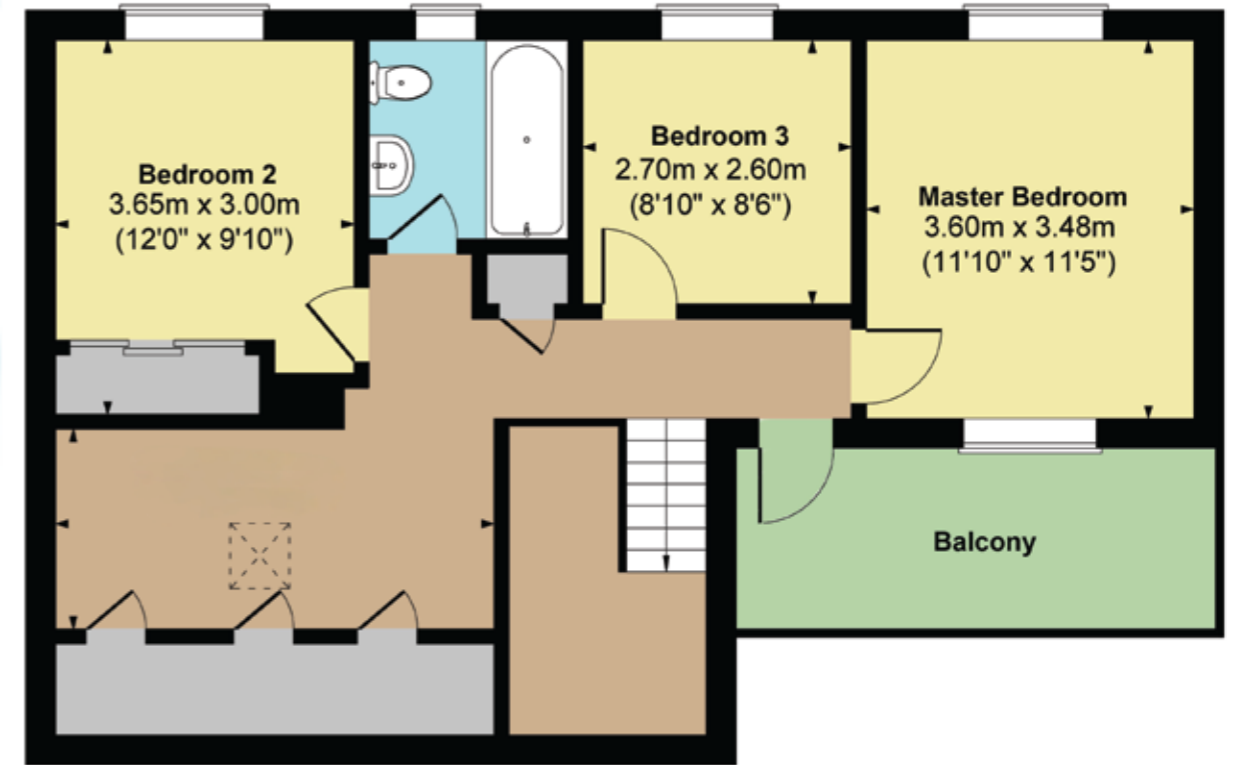




**TOTAL APPROXIMATE  
FLOOR AREA  
1442 SQ.FT. (134.9 SQ.M.)**



**GROUND FLOOR  
APPROXIMATE FLOOR AREA  
751 SQ.FT. (70.7 SQ.M.)**



**FIRST FLOOR  
APPROXIMATE FLOOR AREA  
691 SQ.FT. (64.2 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





### Exterior and Gardens

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To the rear, there are two areas with gravel and slate chippings. There is exterior lighting, a water tap, pond and a raised stone planter containing mature shrubs. Steps rise to provide access to the lounge/dining room. An opening leads to a garden, which is mainly laid to lawn and has mature hedging, a flower bed and an external power point. A timber pedestrian gate opens to the right side of the property. The garden is fully enclosed by timber fencing.

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A Wonderful Wrap  
Around Garden



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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** D

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

**Shared Access/Rights of Access:** None.

**Covenants/Easements/Wayleaves and Flood Risk:** There are no covenants, easements or wayleaves and the flood risk is 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.



32 Coal Pit Lane  
Stocksbridge, Sheffield,  
South Yorkshire S36 1AW

**Offers in the Region of £345,000**