



5 Sykedale Croft, Dungworth, Sheffield, S6 6HT

£2,000

- BRAND NEW FAMILY HOME IN RURAL VILLAGE
- FOUR SPACIOUS DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- OFF ROAD PARKING FOR TWO VEHICLES
- BOND - £2307
- IMMACULATELY PRESENTED THROUGHOUT
- LARGE OPEN PLAN LIVING SPACE
- AMAZING VIEWS OF THE SURROUNDING COUNTRYSIDE
- RENT - £2000
- COUNCIL TAX BAND - TBC

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****EXCEPTIONAL NEW BUILD**RARE OPPORTUNITY**** A rare opportunity to live in a new build in the charming village of Dungworth, close to local schools and surrounded by lush countryside. This stunning brand new four bedroom home boasts an immaculate high style finish with generous sized rooms through out.

This attractive family home comprises of; Larger than average open plan living area; Brand new fitted kitchen; Spacious utility room; Four generously sized double bedrooms; En- suite bathroom and family bathroom. To the outside a stone slabbed drive offers off road parking for two vehicles and a large laid lawn with far reaching view of the rural countryside.

This new development comprises of 6 new homes being built on a former poultry farm. All boasting stunning panoramic views of the surrounding country side with large open plan living areas, creating 3x 4 bed units and 3x 3 bed units.



Council Tax Band: New Build



OPEN PLAN LIVING SPACE

Entrance - Entering the stunning property via double wooden doors; Greeted by an immaculate open plan living space; Porcelanosa tiles lead directly to the kitchen via solid doors to built in storage;

Lounge - Hardwood floors separate the lounge and dining area; Double glazed windows provide lots of natural and offer views of the beautiful surrounding country side from all aspects; Two double central heating radiators; Freshly painted walls; High ceilings; Ceiling lights points;

KITCHEN AREA

Brand new modern fitted kitchen; Comprising of; Good combination of wall, base and draw units; Sleek stone effect work top with breakfast bar; Integrated oven with large induction hob and extractor fan; Integrated stainless steel sink, tap and drainer; Stone effect splashback; Space and plumbing for washing machine and fridge/freezer; Marble effect Porcelanosa tiles; Painted walls; Velux window; Ceiling light point;

UTILITY ROOM

Large utility room; Having; Marble effect Porcelanosa tiles; Modern base units with stone effect worktop top and splashback; Integrated stainless steel sink, tap and drainer; Space and plumbing for washing machine and dryer; Large double glazed window to the front elevation; Central heating radiator; Painted walls; Spot lights;

HALLWAY

Hardwood floors which flows throughout the home; Central heating radiator; Freshly painted walls; Spot lights; Solid doors to all bedrooms and bathroom;

BEDROOM ONE

Large double bedroom; Having; Hardwood floors; Central heating radiator; Large rear facing double glazed windows with country side views; Painted walls; Ceiling light point; Solid door to En- suite bathroom;

EN-SUITE

Beautiful En-suite bathroom; Comprising of; Stone effect tiled flooring; Corner shower unit with glass screen doors; WC; Wash basin with mixer tap; Dark grey marble effect tiles to wet areas; Freshly painted walls; Extractor fan; Ceiling light point;

BEDROOM TWO

Generous double bedroom; With; Hardwood floors; Large front facing double glazed window; Central heating radiator; Freshly painted walls; Ceiling light points;

BEDROOM THREE

Sizeable double bedroom; Having; Hardwood floors; Large rear facing double glazed window; Central heating radiator; Freshly painted walls; Ceiling light point;

BEDROOM FOUR

Spacious double bedroom; With; Hardwood floors; Large double glazed window to the front elevation; Central heating radiator; Freshly painted walls; Ceiling light point;

BATHROOM

Three piece suit; Comprising of; Panelled bath, WC, Wash basin with mixer tap; Grey marble effect tiles to wet areas; Stone effect flooring; Double glazed window; Freshly painted walls; Ceiling light point;

OUTSIDE

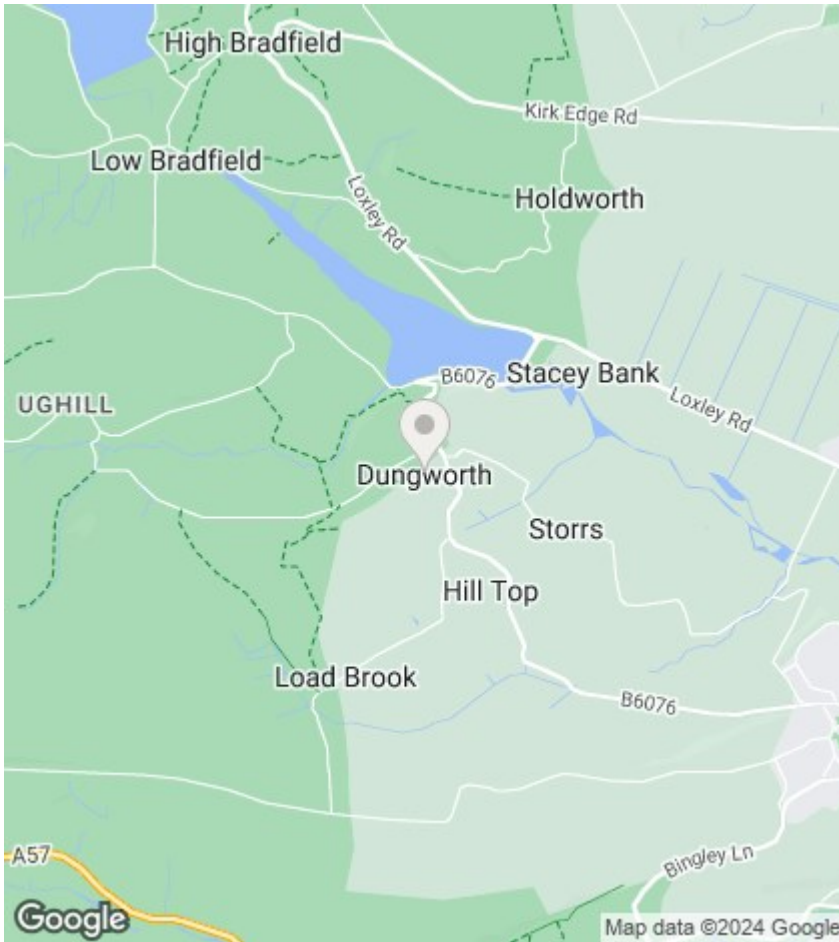
Front - Still under construction; Stone slabbed drive and path leading to entrance and around the property to rear garden.

Off road parking for two vehicles.

Rear - Large laid lawn with far reaching view of the rural countryside.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

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