



Low Sycamore Close, Hoyland, S74

Offers Over £450,000

- FANTASTIC FOUR BEDROOM THREE STOREY DETACHED HOME
- PLAY ROOM/ SNUG/ OFFICE
- FAMILY BATHROOM
- OFF ROAD PARKING FOR UP TO FOUR VEHICLES
- TASTEFULLY PRESENTED THROUGHOUT WITH MANY OUTSTANDING FEATURES
- LOUNGE WITH BI FOLD DOORS TO THE REAR GARDEN
- LOW MAINTENANCE REAR GARDEN WITH ARTIFICIAL TURF AND PAVING
- OPEN PLAN BREAKFAST KITCHEN AND DINING ROOM
- PRIMARY BEDROOM WITH ENSUITE SHOWER ROOM
- INTEGRATED GARAGE WITH UTILITY ROOM TO THE REAR

Low Sycamore Close, Hoyland, S74

*****VIEWING ESSENTIAL***SUPERB FOUR BEDROOM DETACHED EXECUTIVE HOME**** Located in the town of Hoyland, on a small exclusive development and set in a prime cul de sac position. Stylishly presented throughout, this beautiful family home would allow the lucky buyers the opportunity to move straight in and enjoy their new home with no work required. Set over three floors, and benefitting from bi-fold doors opening from the lower ground floor lounge to encompass the rear garden, creating a great entertaining area. A viewing is essential to appreciate the quality on offer in this spacious property which briefly comprises of; Entrance hallway; Breakfast kitchen dining room; Playroom/ Snug/ Office; Ground floor wc; Stairs down to the lower ground floor lounge; Further wc; Stairs rising from the entrance hallway to the first floor landing; Primary bedroom one with en suite shower room; Three further good sized bedrooms; Family bathroom; Integrated garage with an added utility room at the rear; Off road parking for up to four vehicles; Flat low maintenance rear garden;



Council Tax Band: E



ENTRANCE HALLWAY

Accessed via a composite entrance door opening to the hallway. As throughout the property, the hallway is decorated in modern monochrome and neutral tones. Having; Black panelled feature wall; Wood effect laminate flooring; Central heating radiator; Ceiling light point; Stairs rising to the first floor; Secure solid door to the integrated garage and utility room; Double black framed glazed doors open to the playroom; Solid door to the stairs leading down to the lounge; Doors to the under stairs WC and Breakfast kitchen dining room;

BREAKFAST KITCHEN DINING ROOM

This large contemporary open plan living area has; Central breakfast island to the kitchen space, which incorporates seating, storage and a one and a half sink and drainer with instant boiling water tap and waste disposal unit; Marble effect worktops; One wall of banked grey wall, base and drawer kitchen units; Integrated induction hob with extractor fan above, Double oven, one with combi microwave, Fridge freezer and dishwasher; Under unit and island plinth lighting; Recessed ceiling spotlights; Feature ceiling light points over the breakfast island; Two uPVC double glazed windows to the rear elevation; Wood effect flooring; Central heating radiator;

PLAYROOM/ SNUG/ OFFICE

Accessed from the main entrance hall, this versatile multi function space could be utilised to suit the buyers needs. Currently a playroom and snug but could easily become a fifth bedroom, if needed. The room has; Double black framed glazed doors opening from the hallway; Wood effect laminate flooring; Ceiling light point; uPVC double glazed window to the front elevation, with window seat and surrounding built in storage, with feature lighting; Central heating radiator;

GROUND FLOOR WC

Having; Half black panelled walls; Pedestal wash basin and WC; Extractor fan; Central heating radiator; Recessed ceiling spotlights; Wood effect laminate flooring;

UTILITY ROOM

Located to the back of the integral garage, the recently installed utility room provides; Space and plumbing for various under unit appliances; Roll top work surfaces; Wall mounted kitchen units; Wood effect laminate flooring; Ceiling lights; Wall mounted boiler;

STAIRS DESCENDING TO THE LOUNGE

LOUNGE

What an entertaining space! This superb lounge occupies the full width of the property and has; Bi-fold doors opening to the rear garden; Wood panelled media wall; Luxury vinyl tiled flooring; Recessed ceiling spotlights; Central heating radiator; Solid door to under stairs wc;

WC

With; Pedestal wash basin and WC; Obscured uPVC double glazed window to the side elevation; Recessed ceiling spotlights; Central heating radiator;

STAIRS TO THE FIRST FLOOR LANDING

BEDROOM ONE

The primary bedroom has; Media wall with TV recess; Panelled hotel style heed wall; Built in bulkhead cupboard storage; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator; Solid door to en suite shower room;

EN SUITE

Comprising of; Shower enclosure with rain head and handheld attachments; Floating vanity wash basin with drawer storage; WC; Heated towel rail; Tiled walls to the wet areas; Tiled flooring; Heated towel rail; Recessed ceiling spotlights; Extractor fan; Obscure uPVC double glazed window to the side elevation;

BEDROOM TWO

Having; uPVC double glazed window to the front elevation; Carpet flooring; Central heating radiator; Ceiling light point;

BEDROOM THREE

With; Panelled feature wall; Carpet flooring; uPVC double glazed window to the rear elevation; Ceiling light point; Central heating radiator;

BEDROOM FOUR

With; Half panelled walls; uPVC double glazed window to the rear elevation; Carpet flooring; Central heating radiator; Ceiling light point;

FAMILY BATHROOM

Consisting of; Bath with wall mounted shower, with rainhead and handheld attachments and side screen door; Floating wash basin with drawer storage; WC; Vertical heated towel

rail; Recessed ceiling spotlights; Tiled flooring; Extractor fan; Obscure double glazed window to the rear elevation;

LANDING AND STAIRS

Having; Carpet flooring; Loft hatch access; Central heating radiator; ceiling light point; Solid doors to the four bedrooms, family bathroom and useful cupboard storage;

INTEGRATED GARAGE

With secure access from the entrance hall, the garage has; Up and over door; Power and lighting; Built in storage area; Solid door to Utility room;

FRONT GARDEN

The front of the property offers off road parking for up to four vehicles.

REAR GARDEN

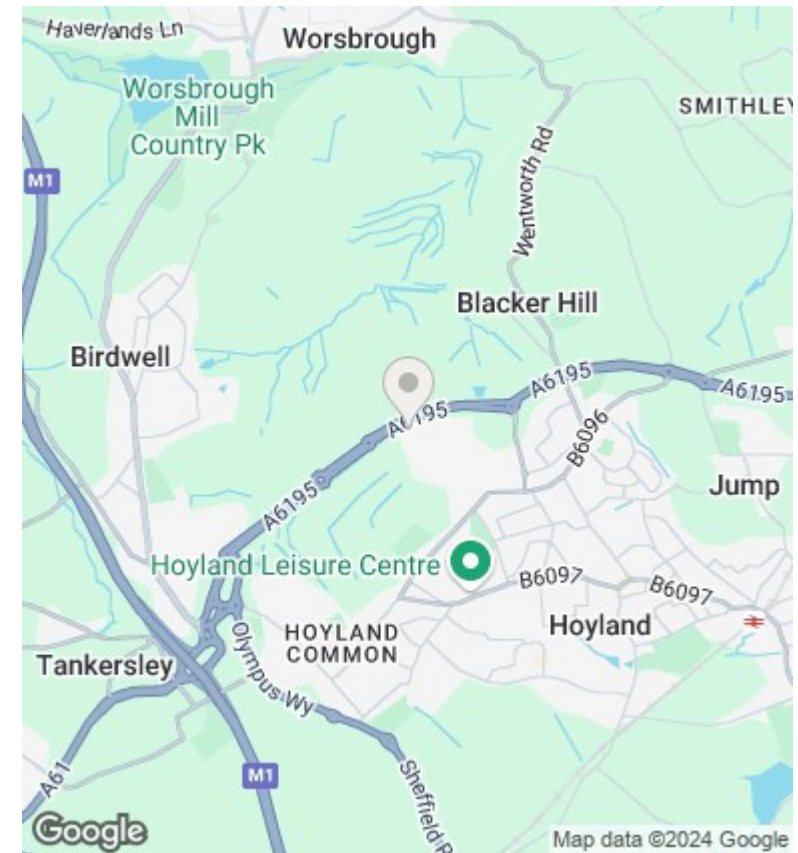
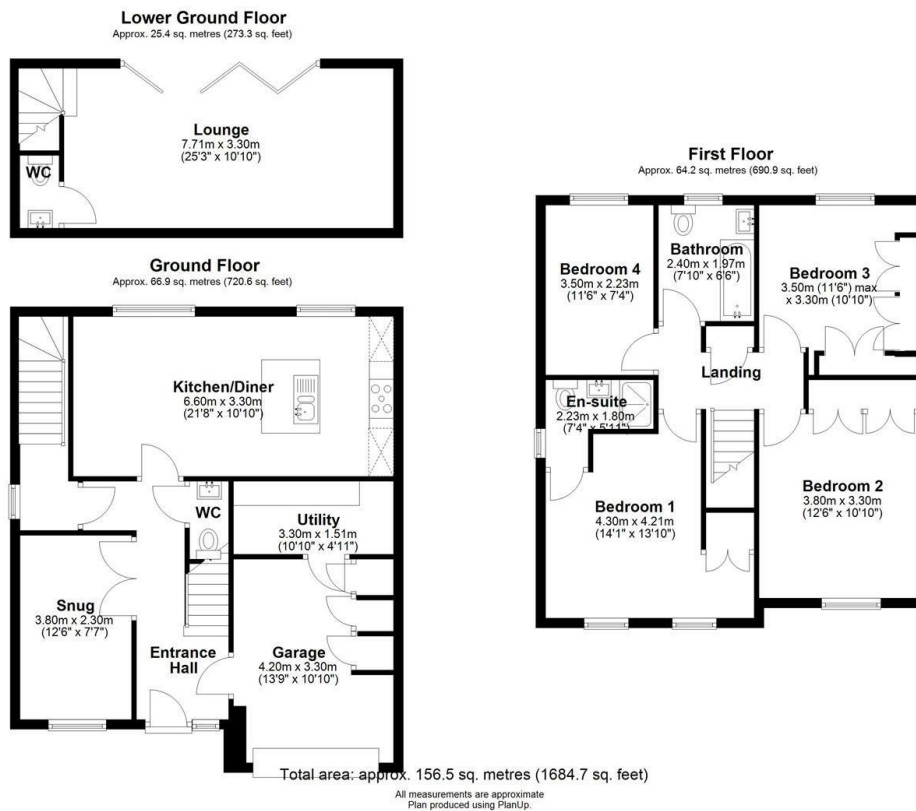
An excellent low maintenance space with; Patio areas; Artificial turf; Feature lighting and water supply; Power sockets; Sunken banquette seating area; Fence borders to three sides; Storage shed; Gate and steps to the front access;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
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Directions

Viewings

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

Council Tax Band

E

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 91 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |