



TOTAL FLOOR AREA: 2812 sq. ft. (261.2 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Stables, Old School Yard, School Hill, Whiston, S60 4JB

Guide Price £520,000

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Description
 Guide Price £520,000 - £535,000
 Exceptional 5-Bedroom Detached Residence in the Heart of Whiston Village and with the added bonus of NO ONWARD CHAIN, discover the essence of spacious living! Situated at the end of a private road, this impressive 5-bedroom, 3-bathroom detached family home stands as a testament to thoughtful design and contemporary luxury. Boasting over 2800 sq ft of living space across three floors, this residence offers an unparalleled lifestyle in the highly sought-after Whiston Village.

Approaching the property, the awe-inspiring feature window above the entrance door sets the tone for what lies within. Cascading natural light bathes the entrance hallway and first-floor landing, creating an inviting atmosphere. The spacious hallway provides access to the ground floor living areas, stairs to the first floor, and a convenient ground floor WC. To the left of the hallway, a doorway leads to the separate dining area, which seamlessly connects to the cozy living room adorned with a wall-mounted electric fireplace. French-style doors open into the conservatory—a delightful additional reception room with garden views. The heart of the home, the beautiful breakfast kitchen, features modern fitted units, integrated appliances, a double electric oven, and a central island with an attached breakfast table. The island boasts an induction hob and a wine chiller. A utility room, accessible from the kitchen, houses laundry facilities and additional storage. A courtesy door leads to the integrated garage, and an external door provides access to the side.

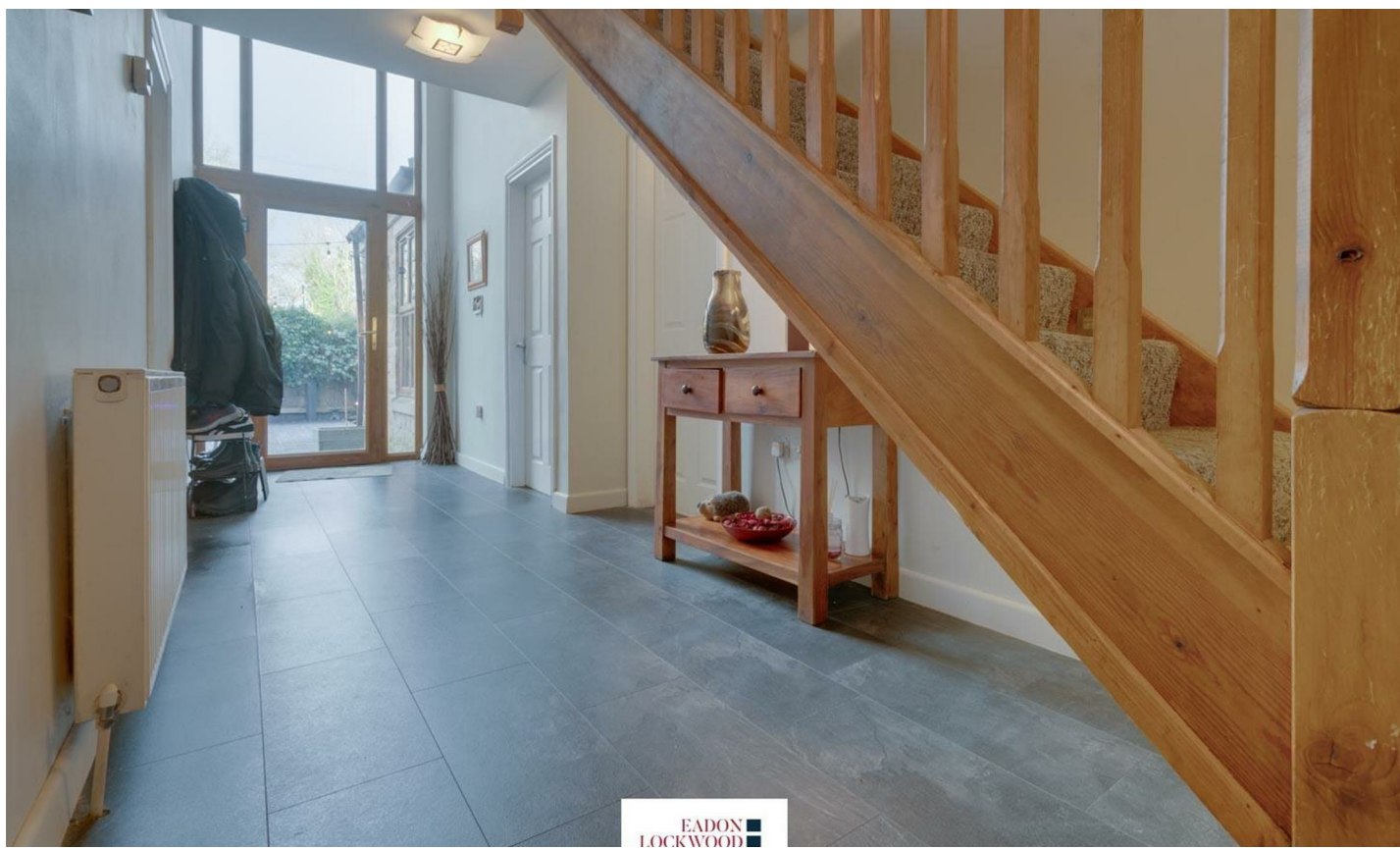
Ascending to the first floor, a spacious landing, illuminated by a large picture window, leads to the bedrooms and bathrooms. Another staircase ascends to the second-floor Principal bedroom—a haven of space and comfort. Bedroom 2 features an interconnecting door to the ensuite/family bathroom, a lavish space with a 4-piece modern suite, including a double bowl 'his and hers' wash basin and a generously-sized jacuzzi bath along with a majestic walk in rainfall shower. Bedrooms 3 and 5 enjoy a 'jack and jill' ensuite shower room with a modern 3-piece suite. Bedroom 4 is a generously sized double bedroom. The Principal bedroom is a spectacular retreat, featuring velux windows, an abundance of fitted wardrobes, a separate dressing room, and a spacious ensuite bathroom room.

Fronted by double gates, the block-paved driveway provides ample off-road parking and leads to the integral single garage. The front lawn garden and side path extend to further areas at the rear. The new owner will also own the Private Road leading from School Hill upto the property.

Within a short walk from the property, Whiston Village offers three public houses and a pharmacy. For commuters, the residence provides excellent motorway links, with the M1 just approximately 2 miles away, along with the Sheffield Parkway. Nature enthusiasts will appreciate the doorstep walks, ideal for stretching legs and dog-friendly strolls.

In summary, this exceptional family property invites an early internal inspection to fully appreciate its spacious design, luxurious finishes, and the quality of living it offers. Welcome home to Whiston Village—an address that combines style, comfort, and village charm.

- A 5 bedroom detached family home with 3 ensuite bedrooms
- No onward chain
- Tremendous open plan breakfast kitchen with high end fixtures
- Conservatory and ground floor WC
- Open plan lounge with adjoining dining area
- Attached garage (which can accommodate 2 vehicles) & with access to utility room
- Living accommodation in excess of 2800 sq ft
- Fantastic opportunity for the growing family
- Sought after village location
- Freehold. Council tax band G



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