





Netherfield

Penistone, Sheffield

Offers In Region Of £295,000

This executive home is situated on the edge of a cluster of the market town of Penistone where there is an array of amenities however also enjoys a semi-rural aspect being surrounded by beautiful countryside.

The property offers superb versatile family living and having further scope to convert the integral garage into a further reception room subject to consent.

Externally there are two parking spaces and an enclosed rear garden.

HALLWAY

Having doors leading to the cloakroom, integral garage and dining kitchen.

DINING KITCHEN

17' 0" x 15' 0" (5.18m x 4.57m) approx

A sizeable dining kitchen perfect for family dining having French doors that open to the garden. The kitchen cabinets are contemporary and the integrated appliances include dishwasher, fridge freezer, stainless steel sink with mixer tap, oven and separate hob with extractor over. There is more than enough space for a small sofa and dining suite, therefore superb for entertaining, be that simple family gatherings or more formal dinner parties.

CLOAKROOM

A must have in a family home of this size and stature is this useful cloakroom comprising low level WC and wash hand basin.

GARAGE

Being integral, therefore very useful, this single garage has an up an over door, power and lighting.

LANDING

Providing access to the lounge, bedroom one and a further cloakroom and deep airing cupboard.

LOUNGE

17' 0" x 13' 0" (5.18m x 3.96m) approx

Flooded with natural light, the lounge is a pleasant and inviting room, being of good size for a family to relax in on an evening. The room is decorated in soft tones, and the windows overlook the rear garden.

CLOAKROOM

Comprising low level WC, and wash hand basin.

BEDROOM ONE

14' 0" x 10' 0" (4.27m x 3.05m) approx

A generous king sized bedroom which has an opulent feel courtesy of tandem front facing windows. The room has ample space for a range of free standing furniture. The room is served by an en-suite shower room.

EN-SUITE

Comprising double shower cubicle, low level WC and wash hand basin. The walls are partially tiled for easy maintenance.

SECOND FLOOR LANDING

Offering access to three further bedrooms and house bathroom.

BEDROOM TWO

15' 0" x 11' 0" (4.57m x 3.35m) approx

Another very large bedroom having a bank of sliding wardrobes that offer maximum hanging space. Again having tandem windows which overlook the rear garden. This room is also served by en-suite facilities.

EN-SUITE

Comprising shower, WC and wash hand basin.

BEDROOM THREE

13' 1" x 8' 0" (3.99m x 2.44m) approx

A good size double bedroom decorated in neutral tones with a large window that provides a pretty outlook.

BEDROOM FOUR

10' 0" x 8' 0" (3.05m x 2.44m) approx

A single room, again neutrally presented and also having a front facing window.

BATHROOM

The family bathroom has a bath with shower attachment, low level WC and wash hand basin, with partially tiled walls.

OUTSIDE

The rear garden is fully enclosed and accessed directly from the kitchen, therefore perfect for outdoor entertaining. The garden is predominately lawned with a patio area for alfresco dining. To the front of the property, a driveway provides off road parking for two vehicles.







PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the vendor. The agents have not had the sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

MEASUREMENTS: All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc.

