Bland Lane, Wadsley, Sheffield, S6 4BQ

THREE BEDROOMS | TWO LUXURY BATHROOMS | MODERN DINING KITCHEN | SECLUDED POSITION
AMPLE OFF ROAD PARKING | DETACHED DOUBLE GARAGE | NO ONWARD CHAIN | ENERGY EFFICIENCY RATING D

Asking Price: £450,000
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Hunters Exclusive are delighted to market this four bedroom detached bungalow situated within private and generous grounds. The well appointed and tastefully decorated property is available with no onward chain and must be viewed to appreciate the quality of accommodation on offer from the fitted dining kitchen and luxury bathrooms. The accommodation briefly comprises an entrance porch and entrance hall with Amtico flooring, dual aspect master bedroom with fitted furniture, spacious lounge with limestone fireplace and french doors leading to a conservatory. There is a separate dining room with further french doors to the side and the modern dining kitchen with fitted wall and base units together with integrated appliances. The main bathroom has a large oval bath and marble tiles to the walls, an inner hallway provides access to a further bathroom with walk in shower, utility room and two further bedrooms with one being used as a study.

Externally, there are electric gates to the property which open to ample off road parking and a double detached garage with electric roller door and comprehensive garage storage. Gardens are two three sides with a superb pitched roof summer house. The property has a number of paved seating areas making it an ideal space for outside entertaining and alfresco dining.

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

ENTRANCE PORCH
Double hard wood doors open to access the entrance porch and entrance hall beyond.

ENTRANCE HALL
The hallway has an Amtico floor, decorative coving, contemporary radiators and two built in cupboards. A pull down loft ladder provides access to the sub roof void which is part boarded for access to a wall mounted gas fired combination boiler.

MASTER BEDROOM
4.84m (15' 11") x 4.63m (15' 2")
The master bedroom is of duel aspect and has an elegant range of fitted furniture including wardrobes and drawers. There are inset down lights to the ceiling together with decorative coving.

DINING ROOM
4.61m (15' 2") x 4.39m (14' 5")
The Amtico flooring from the entrance hall continues into the dining room which has decorative coving, a range of inset down lights and a contemporary central heating radiator. To one corner is a fitted work station with cupboards below with a further two wall cupboard. French doors open to a side patio seating area.

LIVING ROOM
7.32m (24' 0") x 4.55m (14' 11")
The generous duel aspect lounge has Amtico flooring, contemporary central heating radiators and decorative coving. The feature of the room is the beautiful limestone fireplace with matching hearth and living flame gas fire. There is a range of inset down lights. French doors open to access the conservatory.
CONSERVATORY
The conservatory has a tiled floor and further French doors to the front achieving a flow through and round the property.

DINING KITCHEN
4.55m (14' 11") x 3.30m (10' 10")
The quality dining kitchen comprises an under mounted 1.5 bowl stainless steel sink unit with mixer tap set into a ‘U’ shaped granite work top with cupboards and drawers below together with a range of integrated appliances inducing dishwasher, fridge, freezer, stainless steel double oven and microwave. A 5 ring gas hob has a stainless steel and glass extractor hood over. There are a range of matching wall units with inset permit lighting and tiling below. The room is finished with decorative coving and inset ceiling down lights.

INNER HALLWAY
The inner hallway has decorative coving and a run of inset down lights.

FAMILY BATHROOM
The luxury marble tiled bathroom comprises a large oval bath, vanity wash hand basin with cupboards and drawers below together with a matching hidden cistern push button low flush w.c. There is a chrome towel radiator, electric extractor fan and inset down lights.

STUDY BEDROOM NO.3
3.83m (12' 7") x 2.32m (7' 7'"
The third bedroom is currently used as a study but would easily be altered back to a bedroom if required. There is a fitted work station with cupboards and drawers below. There is decorative coving and a range of inset down lights.

BATHROOM
The second bathroom has a white Villeroy and Boch suite comprising a large low level walk in shower cubicle with mains shower, pedestal wash hand basin and a low flush w.c. The walls are ceramic tiled and there is a towel radiator. To the ceiling are a range of inset down lights and an Amtico floor.

UTILITY ROOM
2.12m (6' 11") x 1.93m (6' 4")
Next to the second bathroom is a utility room which comprises a stainless steel sink unit with mixer tap set into an 'L' shaped worktop with a single cupboard below together with space plumbing and drainage for an automatic washing machine and space for a tumble dryer. Behind the door is a tall cupboard unit with a range of further wall cupboards. There is an Amtico covered floor.

BEDROOM NO.2
3.25m (10' 8") x 3.11m (10' 2")
The second double bedroom has decorative coving and a range of matching built in furniture including wardrobes and drawers.

OUTSIDE
The property is located within manicured grounds and accessed via electric gates. There is a substantial driveway providing ample parking for several vehicles and leads to a detached double garage with a large roller door. The gardens benefit from an irrigation system to the outer boarders where there is an abundance of mature trees, shrubs and bushes. The gardens themselves are to three sides of the property with two thirds being laid to lawn. The remainder is low maintenance artificial grass and there are a number of paved seating areas with the main one being to the rear where there is a brick built pitched roof summer house making the grounds and garden an ideal space for alfresco dining and outside entertaining.

DOUBLE GARAGE
6.75m (22' 2") x 5.11m (16' 9")
The garage has no central pillar making vehicular access easier. To the rear is a range of built in garage storage including wall and base units or cupboards and drawers. The garage has both power and light together with an outside tap.

SUMMER HOUSE
3.23m (10' 7") x 2.77m (9' 1")
Having French doors, power and light.

GENERAL REMARKS

TENURE
The property is Freehold.

RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band F.

CENTRAL HEATING AND DOUBLE GLAZING
The property has the benefit of gas fired central heating with panel radiators throughout and the windows throughout are hard wood timber framed sealed unit double glazed replacement units.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

OPENING HOURS
Monday 9-5:30
Tuesday 9-5:30
Wednesday 9-5:30
Thursday 9-5:30
Friday 9-5:30
Saturday 9 - 1pm
Sunday Closed

THINKING OF SELLING?
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.