

Rectory Gardens, Todwick, Sheffield, S26
Freehold
Asking Price: £425,000



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Rectory Gardens, Todwick, Sheffield, South Yorkshire, S26

A QUITE EXCEPTIONAL FOUR BEDROOM, EXTENDED, DETACHED FAMILY HOME WITH FAR REACHING COUNTRYSIDE VIEWS IN A HIGHLY SOUGHT AFTER LOCATION.

This exceptional detached family home has been significantly extended by the current owners to offer four generous sized bedrooms along with a stunning open plan kitchen and family room. The residence is located in the sought after village of Todwick and is perfectly placed to access the A57/M1 motorway network and in the catchment area for reputable local schools. The accommodation briefly comprises an entrance hallway, lounge, open plan breakfast kitchen, family room, ground floor WC and a rear lobby. To the first floor is a landing, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside the home has off road parking by way of a driveway and integral garage. At the rear is a well-appointed garden that takes in far reaching countryside views. Viewing is essential! Avoid disappointment and call Lincoln Ralph today!

Entrance Hall Front facing UPVC double glazed entrance door, decorative coving to the ceiling, wood effect laminate flooring and two radiators. Stairs rise to the first floor landing and doors open to the lounge, kitchen, WC and garage.

Lounge 5.72 x 3.55. A well presented room with a feature fire surround, hearth and back incorporating a living flame gas fire. There is decorative coving to the ceiling, front facing UPVC double glazed window and a radiator.

WC 2.05 x 1.0. Fitted with a white low flush WC, vanity wash hand basin along with coving to the ceiling, wood effect laminate flooring and a heated chrome towel rail.

Open Plan Dining Kitchen 7.36 x 3.90. (The first measurement reduces to 4.45 with the latter measurement reducing to 3.59) Forming the hub of the family home is this spacious open plan kitchen that has recently been fitted with matt shaker style wall mounted and base level units with soft closure. Having cosmic black satin granite work surfaces incorporating a sunken one and a half bowl stainless steel sink with mixer tap, integrated five ring Bosch gas hob with extractor hood over, integrated Bosch electric fan assisted oven along with a built in Bosch combi oven/microwave. In addition, this well-equipped kitchen enjoys the benefit of an integrated Bosch dishwasher, wine cooler and a built in Siemens fridge and an integrated AEG washer dryer. These are complemented by glass tiled splashbacks, LED downlights to the ceiling along with concealed under unit LED lighting, wine rack and a breakfast bar. There is a rear facing UPVC double glazed window and the room opens to the family room and the rear lobby.

Family Room 4.74 x 2.62. A pleasant room with two double glazed skylights, rear facing UPVC double glazed French doors, three designer radiators, wood effect laminate flooring and downlights to the ceiling.

Rear Lobby Having laminate flooring, rear facing UPVC double glazed window, downlights to the ceiling, double glazed skylight and a UPVC double glazed entrance door.

Landing Having decorative coving to the ceiling, side facing UPVC double glazed window, radiator and a storage cupboard. Doors open to the bedrooms and bathroom.

Master Bedroom 4.67 x 3.30. An attractively presented room with built in wardrobes, decorative coving to the ceiling, three front facing UPVC double glazed windows and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.62 x 1.64. Fitted with a white suite comprising a walk-in shower cubicle with digitally controlled thermostatic Mira shower with monsoon head, vanity wash hand basin and a low flush WC. Having tiling to the walls, downlights to the ceiling, front facing UPVC double glazed window and a heated towel rail.

Bedroom 2 3.91 x 2.49. A rear facing UPVC double glaze window takes in far reaching countryside views. In addition, there is a built-in wardrobe and a radiator. Currently this is being used as an office, with fast speed internet accessible.

Bedroom 3 4.42 x 2.66. Having coving to the ceiling, built in wardrobe and a radiator. A rear facing UPVC double glazed window takes in far reaching views.

Bedroom 4 4.91 x 2.14. (The latter measurement is the maximum measurement) Rear facing UPVC double glazed window, with far reaching views and a radiator.

Family Bathroom 2.59 x 1.53. Fitted with a white suite comprising a panelled bath with shower screen and Mira sport shower over, low flush WC and a wash hand basin. Having tiling to the walls, Amtico flooring, side facing UPVC double glazed window and a radiator.

Outside At the front the home benefits from a block paved driveway that in turn leads to an integral garage. The rear garden is well appointed and enjoys a flagged seating area and lawned garden with mature trees and shrubs. A real highlight of the accommodation is the far reaching countryside views from the rear.

Garage 5.60 x 2.60. Up and over door, power, lighting and a wall mounted central heating boiler Worcester Bosch boiler.

NB The property has access to ultrafast broadband with up to 900Mb/s from Openreach.

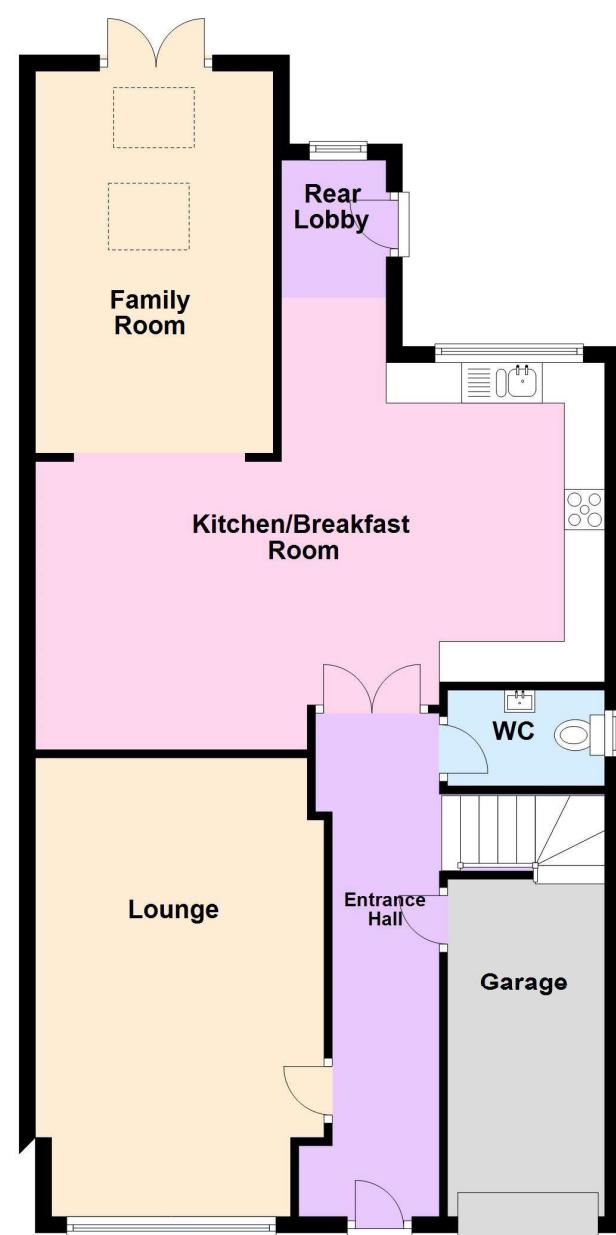


- Beautiful detached family home
- Generously proportioned bedrooms
- Open plan kitchen and family room
- Master bedroom with en-suite
- Far reaching countryside views
- Driveway and garage
- Sought after location
- Well placed for A57 & M1
- Viewing is essential!

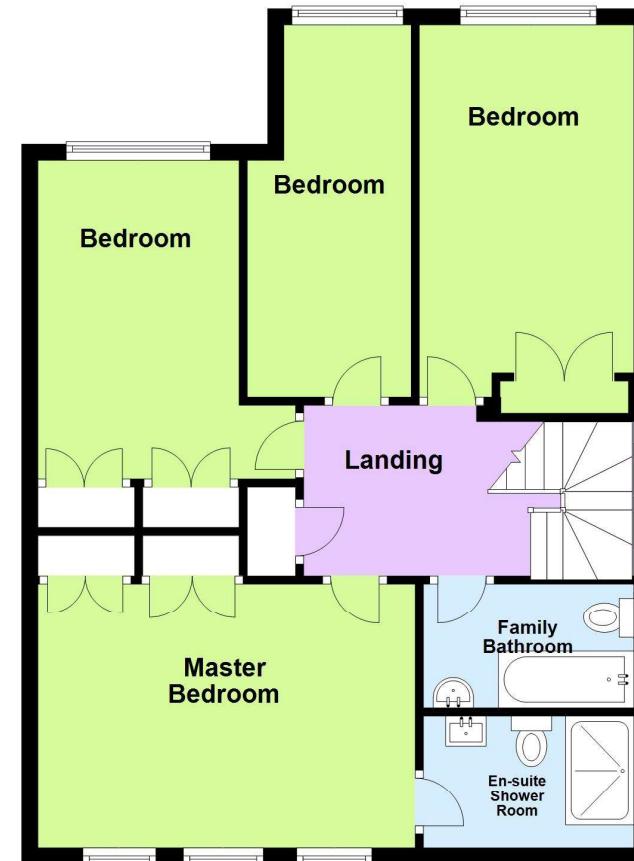
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Total area: approx. 159.9 sq. metres (1721.6 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.