

Leasehold

Asking Price: £450,000

Doctor Lane, Harthill, Sheffield,  
South Yorkshire, S26



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# Doctor Lane, Harthill, Sheffield, South Yorkshire, S26

## **SUPERB FAMILY HOME! CENTRAL VILLAGE LOCATION, THREE/FOUR BEDROOMS, SECLUDED PLOT, VERSATILE LAYOUT, LOVELY GARDENS, LONG DRIVE AND GARAGE.**

Within this ever sought after village location a very well appointed three/four bedroom detached family home set within this secluded plot with long drive approach. Including central heating and double glazing this lovely family home offers versatile accommodation set within attractive gardens, driveway and integral garage. Entrance hall, cloakroom/wc, lounge, dining room, study/bedroom four and kitchen with appliances to the ground floor with three first floor bedrooms including master en suite and family bathroom. All in all an absolute must view home within this picturesque village setting.

**Entrance Hall** Front facing UPVC double glazed entrance door. Stairs rise to the first floor landing and doors open to the WC, lounge, kitchen and study.

**Cloakroom/WC** 1.67 x 1.00. With wc and wash basin in white, side window and tiled floor.

**Lounge** 5.58 x 3.37. With front window and focal fire surround with marble inlay and hearth and open flame gas fire. Archway to dining room.

**Dining Room** 3.47 x 2.72. With double glazed French doors opening to the rear gardens.

**Study/Bedroom Four** 4.84 x 2.38. A versatile room with dual aspect windows currently used as a study with alternative use as a ground floor bedroom.

**Kitchen** 4.05 x 2.71. With a range of light oak finish units with roll edge worktops, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. Integrated appliances include fridge dishwasher, gas hob with extractor, electric oven and microwave. Rear window, double glazed external door to the rear and plumbing for washer.

**First Floor Landing** With side window, ladder access to the boarded loft area and cupboard housing the gas boiler.

**Bedroom One** 4.63 x 4.00. (Maximum measurements)

With front window and fitted wardrobes.

**En Suite Shower Room** 2.06 x 0.95. With wash basin and shower enclosure, side window and fully tiled floor and walls.

**Bedroom Two** 3.27 x 2.34. (Maximum measurements)

With front window and built in wardrobe.

**Bedroom Three** 3.50 x 2.08. With rear window.

**Bathroom** 2.96 x 1.75. With suite comprising wc, wash basin with vanity beneath and bath with electric shower and folding screen. Bathroom cabinets, rear window, spotlights to ceiling, fully tiled floor and partial to walls.

**Outside** The house is set within lovely enclosed gardens with lawns to the rear, southerly aspect, paved patio, garden shed and screening conifers. To the front is a long gated driveway which provides ample off road parking and access to the garage. There are lawned gardens with rockery beds and shrubs and greenhouse to the side.

**Garage** 5.44 x 2.75. With up and over entry door, loft store area, light, power and access door to the side.

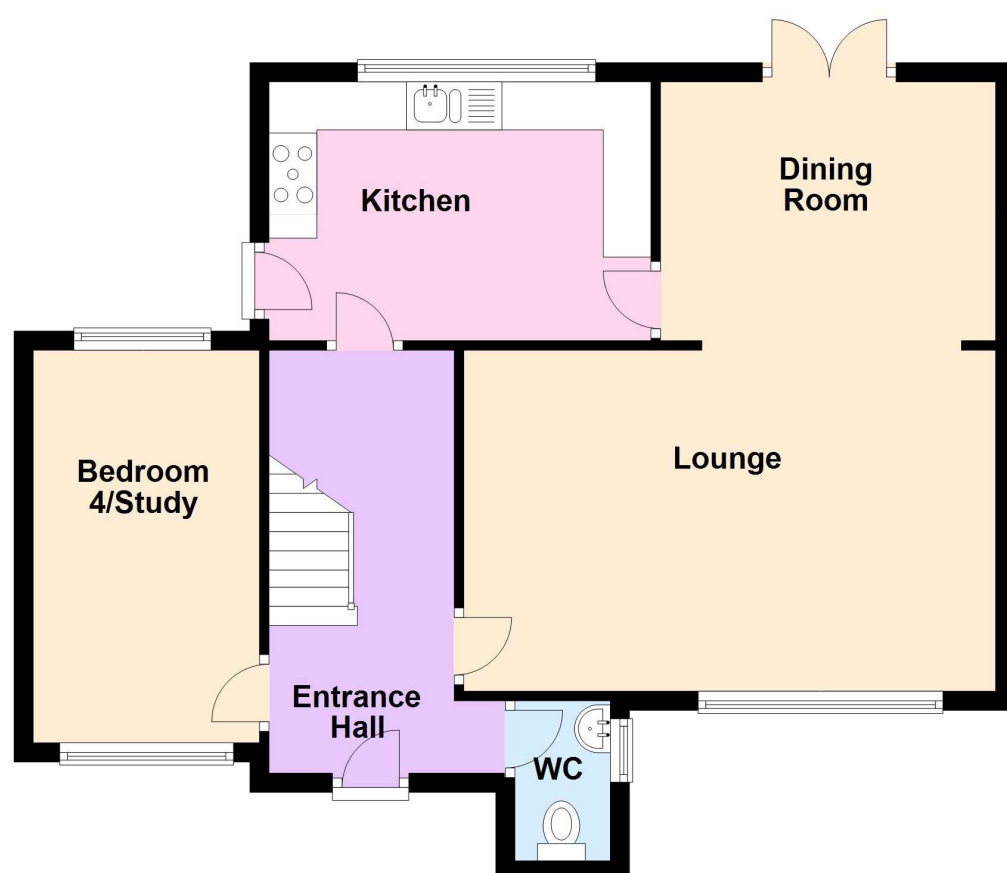


- Beautiful secluded plot
- Long driveway approach
- Sought after village location
- Three/Four bedrooms
- Two bathrooms
- Lovely gardens
- Drive and garage

### **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**

