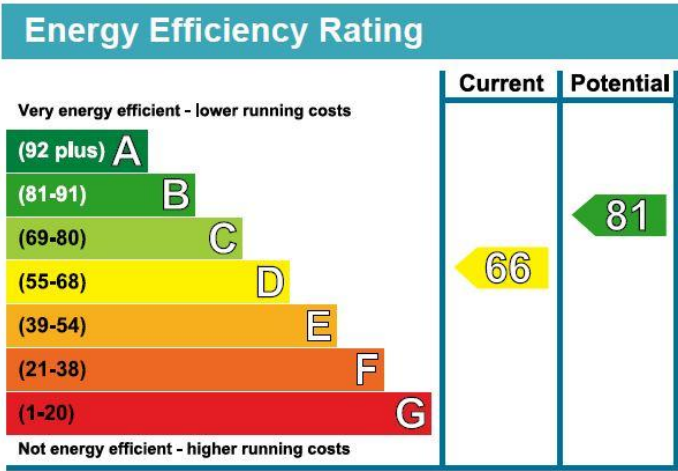


electric shower over, low flush WC and wash hand basin. There is complementary tiling to the walls, down lighters to the ceiling and an obscure glazed window.

OUTSIDE

A driveway at the front of the property is bordered by a shrub garden and leads to the integral double garage, which measures 18ft 6in x 16ft 0in. It has an electrically operated roller door plus side facing window.

Paved walkways lead along the side and rear of the property, where there is a generous, fully enclosed lawn and paved patio.



OFFER PROCEDURE - Before contacting a Building Society, Bank or Solicitor you should make your offer to Sorbys as any delay may result in a sale being agreed with another purchaser, incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide financial information to enable us to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in accordance with the Money Laundering Regulations.

PROPERTY DETAILS - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. The measurements provided in our details and floor plans are approximate sizes and can not be relied upon. These particulars are issued in good faith, but do not constitute representations of fact or form part of any offer or contract. Please also note that we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Property Features

- SUBSTANTIALLY EXTENDED
 - FIVE BEDROOMS
 - TWO EN-SUITES
 - FOUR RECEPTION ROOMS
- DESIRABLE VILLAGE
 - NO CHAIN
 - SPLIT LEVEL INTERNALLY

Full Description

Located in the sought after village of Silkstone, this five bedroom detached property has been extended substantially and enjoys a desirable cul-de-sac position.

The deceptively spacious family home offers split level living accommodation, comprising four flexible reception rooms and en-suite facilities to two bedrooms. It is finished to a high specification throughout and includes air conditioning to the master bedroom and living room. The latter also benefits from under floor heating, which extends to the upper hallway, sitting room and family kitchen.

Externally, a driveway at the front provides access to the integral double garage, whilst there is a generous side garden, complemented by a patio at the rear.

The semi rural village of Silkstone is served by numerous local amenities and is close to well regarded schools. Commuters can also take advantage of easy access to the M1 motorway network at junction 37.

GROUND FLOOR

UPPER HALLWAY:

Approached from a UPVC entrance door, the upper hallway has under floor heating, marble tiled floor and internal access to the garage. A staircase rises to the first floor, whilst further steps descend to the lower hall.

SITTING ROOM

18ft 5in x 10ft 3in: A front facing flexible living space with under floor heating, marble tiled floor and down lighters to the ceiling.

LOWER HALL:

Providing a marble tiled floor and access to the following accommodation.

CLOAKROOM/WC:

Fitted with a push button WC and vanity wash hand basin with cupboard beneath. There is a marble tiled floor and extractor fan.

STUDY

15ft 6in x 9ft 4in: A rear facing room with down lighters to the ceiling, skylight window and French doors leading to the patio.



LIVING ROOM

27ft 10in x 14ft 7in: This generous principal reception room is spacious and light, boasting windows to the side and rear, plus further French doors. There is under floor heating, a polished tile floor and air conditioning system.

DINING ROOM

20ft 10in x 11ft 2in: Accessed from the kitchen and lower hall, this additional reception room has a rear facing window.

BREAKFAST KITCHEN

16ft 11in x 12ft 6in (plus 6ft 9in x 5ft 11in in entrance): Fitted with an extensive range of stylish base and wall mounted units, comprising a stainless steel sink with cupboard under, plus area of granite worktop surfaces with matching up stands. There is an integrated Neff electric oven with five ring gas hob above, plumbing and space for a dishwasher, American style fridge freezer, under floor heating, polished tile floor, side and rear facing windows and UPVC side access door.

FIRST FLOOR

LANDING:

Providing loft hatch and built in linen cupboard.

BEDROOM ONE

15ft 6in x 11ft 0in: Accessed via a dressing area measuring 7ft 4in x 6ft 7in, this master bedroom boasts additional fitted furniture, two front facing windows and an air conditioning system. Access is provided to the...

EN-SUITE BATHROOM:

Fitted with a four piece suite comprising a panel spa bath, shower cubicle, low flush WC and wash hand basin. There is complementary tiling to the walls and floor, down lighters to the ceiling and an obscure glazed window.

BEDROOM TWO

11ft 1in x 10ft 9in: A good sized guest bedroom with windows to the front and side and down lighters to the ceiling. Access is provided to the...

EN-SUITE BATHROOM:

Fitted with a high specification contemporary three piece suite comprising a panel bath, push button WC and wash hand basin. There is complementary tiling to the walls, down lighters to the ceiling and an obscure glazed window.

BEDROOM THREE

12ft 10in x 9ft 11in: A rear facing bedroom with fitted wardrobes.

BEDROOM FOUR

10ft 10in x 10ft 8in: A rear facing bedroom.

BEDROOM FIVE

11ft 1in x 6ft 7in: A side facing bedroom.

FAMILY BATHROOM:

Fitted with a three piece suite comprising a panel bath with

