



LINCOLN RALPH



The Pastures, Todwick, Sheffield, South Yorkshire, S26

STUNNING HOME! BOASTING EXCEPTIONAL STANDARDS WITHIN, FORMER THREE BED THAT HAS BEEN ALTERED AND EXTENDED TO PROVIDE TWO DOUBLE BEDROOMS, OPEN PLAN KITCHEN/FAMILY ROOM. VIEWING IS A MUST!

Boasting exceptional standards within, this former three bedroom semi detached home has been altered and extended to provide two double bedrooms along with a modern open plan family room and kitchen. The residence is located in the highly regarded village of Todwick and is perfectly placed to access village amenities along with being just a short drive away from the M1 motorway network. The stunning accommodation briefly comprises an entrance hallway, lounge, fitted kitchen that is open plan to the family room. To the first floor is a landing, master bedroom with integrated shower area along with a second double bedroom and a family bathroom. Outside, there are gardens to the front and rear along with off road parking being provided by a driveway and garage. Viewing is an absolute must to fully appreciate the quality of accommodation on offer!

Entrance Hall An open plan, welcoming hallway with a front facing composite entrance door, downlights to the ceiling and a radiator. An oak and glass staircase rises to the first floor landing with a door opening to the lounge and the hall being open plan to the kitchen.

Lounge 4.28 x 3.54. A beautifully appointed room with an integrated media wall, exposed brick work to the chimney breast recess along with a stone clad feature wall. There is a front facing UPVC double glazed window, downlights to the ceiling and a radiator.

L Shaped Kitchen 5.33 x 4.20. (Maximum measurements with the first reducing to 1.76 and the latter reducing to 1.99) Fitted with a range of wall mounted and base level units with work surfaces incorporating a sink unit with extendable, mixer shower tap. There is an integrated four ring ceramic hob with extractor hood over, built in electric oven and microwave, integrated dishwasher along with space for an American style fridge freezer. Having tiling to the walls and floor, side facing UPVC double glazed window and two useful storage cupboards. The room is open plan to the family room.

Family Room 5.0 x 4.45. A genuine highlight of the accommodation is this superb family room with integrated media wall with modern, log burning effect electric fire inset. There are downlights to the ceiling, side facing UPVC double glazed window and a radiator. Two sets of UPVC double glazed French doors open to the rear garden.

Landing Having front and side facing UPVC double glazed windows, stone clad feature walls and a radiator. Doors open to the bedrooms and bathroom.

Bedroom 1 4.05 x 2.67. Rear facing UPVC double glazed window, downlights to the ceiling and a radiator. In addition, there is a tiled, walk in shower enclosure with two overhead drenchers. A cupboard houses the central heating boiler and has plumbing for a washing machine.

Bedroom 2 3.36 x 2.90. A pleasant room with a stone clad feature wall, front facing UPVC double glazed window, built in wardrobe and a radiator.

Bathroom 2.08 x 1.64. Fitted with a white suite comprising a panelled bath with shower screen and shower over, vanity wash hand basin and a low flush WC. Having aqua panelling to the walls, downlights to the ceiling, heated chrome towel rail and a rear facing UPVC double glazed window.

Outside The property is fronted by a lawned garden and has a block paved driveway that provides off road parking. A timber gate opens to an additional block paved driveway that in turns leads to a single detached garage at the rear. The rear garden is enclosed and enjoys a block paved seating area that overlooks a lawned garden with a shrub border.

Garage Up and over door, power and lighting.

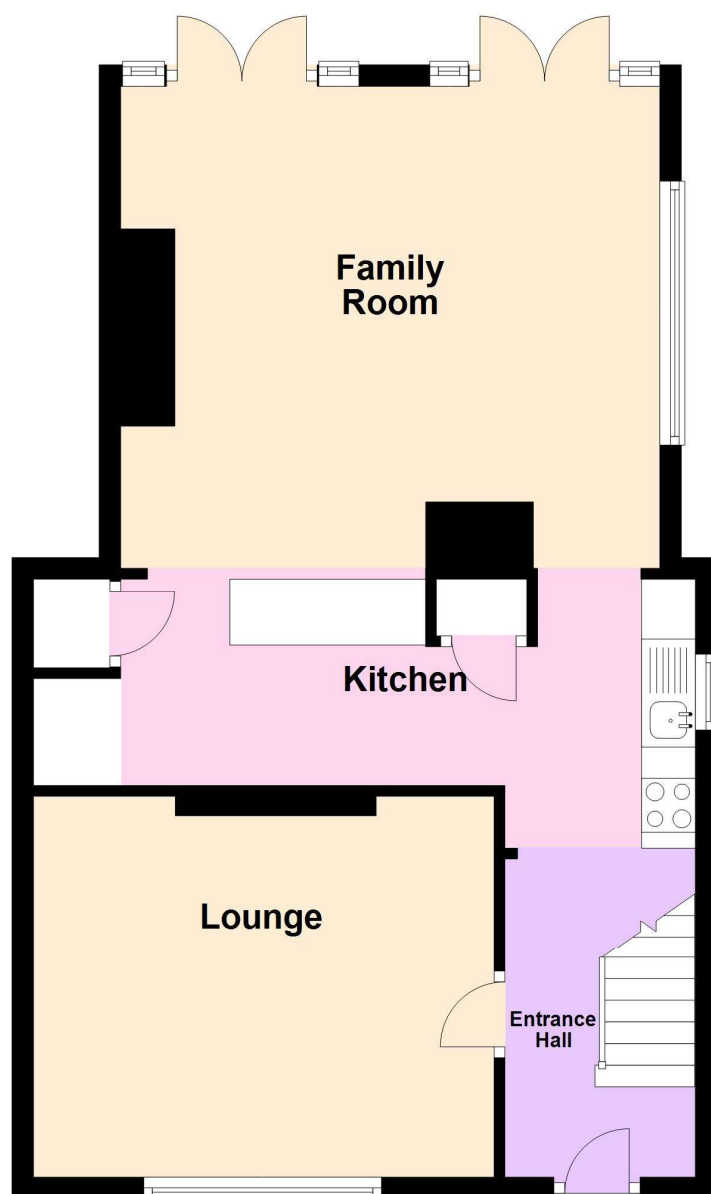


- Former three bedroom semi
- Now a beautifully appointed two bedroom
- High standards within
- Sought after village location
- Perfectly placed for the M1
- Integrated shower area to master bedroom
- Driveway & garage
- Solar panels
- Viewing is a must!

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



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