



- **Outstanding, individual detached family residence**
- **Set in large mature plot of over half an acre**
- **Lies on the Greenbelt boundary overlooking adjoining fields**
- **Adaptable accommodation over two levels**
- **In need of general modernisation**
- **Double and single driveways and large garage**
- **Possible development options**
- **Convenient for the Dearne Valley Parkway with easy access to the M1 & A1**
- **Excellent potential offered**

Ground Floor

Reception hallway
 Bay window sitting room 4.13m x 3.74m with built-in pine cupboards
 Inner hallway 2.07m x 3.68m
 Cellar head
 Inner lobby
 Wet room 2.43m x 2.22m
 Utility room 2.25m x 1.64m
 Pantry 2.70m x 2.41m
 Kitchen 3.58m x 3.56m
 Rear entrance porch 2.61m x 0.10m
 WC
 Dining room 3.63m x 3.73m

Living room 4.87m x 4.03m
 Conservatory 7.60m x 3.17m

First Floor

Landing
 Front bedroom 3.72m x 3.36m
 Front study/nursery 1.94m x 1.74m
 Bathroom/WC 2.62m x 2.65m
 Rear bedroom 3.09m x 2.68m enjoying the open aspect
 Bedroom 4.01m x 4.88m with corner shower

Outside

The property is set in a Freehold plot amounting to 0.23 ha (0.57 acre) on the very edge of the Greenbelt boundary. To the front left is a wide driveway leading to a double garage and a further former single driveway to the right of the house. The rear comprises beautiful mature gardens with central lawn and a wide variety of trees and shrubs. There is a raised patio adjoining the conservatory and access to a useful basement store.

Planning

Interested parties are advised to make their own enquiries as to whether a further dwelling/s could be sited to the rear.

EPC Rating E

A full copy of the EPC will be available to view via our website



VIEWING

Strictly by appointment with the auctioneers 01142760151 or reception@markjenkinson.co.uk

SOLICITORS

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