

## Pear Tree House, High Street, Laughton, Sheffield, S25 1YF



Superb stone built five double bedroom detached family home benefiting from three bath/shower rooms, lounge, dining room, kitchen, utility room and downstairs WC. Also having double garage/games room, uPVC double glazing, gas central heating, enclosed rear garden and block paved driveway.

**OIRO £360,000 Freehold**



The property comprises

## Entrance

External door giving access to the entrance vestibule having laminate covering to the floor and central heating radiator. Giving access to the downstairs WC and hallway.

## Hallway

The spacious hallway has fitted carpet to the floor, central heating radiator and stairs rise to the first floor landing.

## Spacious Lounge - 3.15m x 6.38m (10' 4" x 20' 11")

The superb lounge has dual aspect with twin front facing uPVC double glazed Windows and French uPVC double glazed doors giving access to the rear garden. There is fitted carpet to the floor and central heating radiator. There is stylish paper to the feature wall and the focal point of the room is the feature fireplace with back panel and hearth inset with chrome coal effect gas fire.

## Dining Room - 3.37m x 3.79m (11' 1" x 12' 5")

The spacious dining room has laminate covering to the floor, central heating radiator and there is ample space for family sized dining table and chairs.

## Kitchen - 3.11m x 4.76m (10' 2" x 15' 7")

Having a range of wall, drawer and base cabinets, complementing work surfaces incorporating a four ring ceramic hob with extractor hood above and inbuilt electric oven. Set beneath the rear facing uPVC double glazed window is a stainless steel sink and drainer, there is ceramic tiling to the splashbacks and floor, central heating radiator and uPVC door giving access to the rear garden.

## Utility

Benefiting from base cabinets and black counter top inset with stainless steel circular sink and drainer with mixer fitting. There is plumbing for automatic washing machine and space for tumble drier. Ceramic tiling to the floor, central heating radiator and uPVC double glazed window.

## Downstairs WC

With a white wash hand basin and low flush WC, central heating radiator, ceramic tiling to half height and to the floor. Extractor fan and opaque uPVC double glazed window.

## First Floor Landing

Stairs with solid oak handrail and spindles rise to the first floor landing, further stairs rise to the second floor.

## Bedroom 1 with En-suite - 3.16m x 16.15m (10' 4" x 53')

The spacious master suite has front and rear dual aspect with twin uPVC double glazed Windows, two central heating radiators and fitted carpet to the floor. There are a substantial range of Sharps fitted bedroom furniture and wardrobes.

## En-suite

Having a white suite with mixer shower fitting, pedestal wash hand basin and low flush WC. There is ceramic tiling to half height and to the floor, central heating radiator and opaque uPVC double glazed window.

## Bedroom 2 with en-suite - 4.83m x 5.66m (15' 10" x 18' 7")

The spacious double bedroom has laminate covering to the floor, central heating radiator and uPVC double glazed window.

## Shower Room

With an enclosed shower cubicle, white pedestal wash hand basin and low flush WC. Ceramic tiling to the splashbacks and floor. Central heating radiator and extractor fan.

## Bathroom

Having a white suite comprising bath, separate enclosed shower cubicle, pedestal wash hand basin and low flush WC. The walls are tiled to half height and there is ceramic tiling to the floor.

Opaque uPVC double glazed window and central heating radiator.

## Bedroom 5 - 4.42m x 3.15m (14' 6" x 10' 4")

With a uPVC double glazed window, central heating radiator and fitted carpet to the floor.

## Second Floor Landing

Having a velux skylight and central heating radiator.

## Bedroom 3 - 3.58m x 6.36m (11' 9" x 20' 10")

With a uPVC double glazed dorms window, central heating radiator and fitted carpet to the floor.

## Bedroom 4 - 3.26m x 6.36m (10' 8" x 20' 10")

The double bedroom has a uPVC double glazed dorms window, central heating radiator and fitted carpet to the floor.

## Bathroom

With an enclosed shower cubicle, white wash hand basin and low flush WC. Central heating radiator and extractor fan.

## Exterior

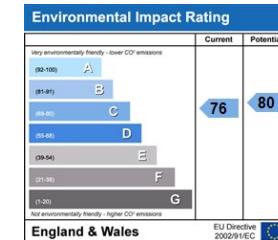
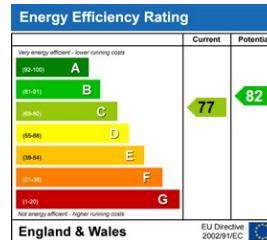
To the front of the property is a double block paved driveway leading to the double attached garage and front entrance.

There are two decorative metal side gates giving access to the rear garden.

The enclosed rear garden is lawned and a patio area provides space for outside dining.

## Double Garage / Games Room - 4.83m x 5.66m (15' 10" x 18' 7")

Currently used as a games room by the current vendor, having power and light and integral door to the hallway.



To arrange a viewing, please call us on 0114 287 8696 or email us at [info@2roost.co.uk](mailto:info@2roost.co.uk).

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