


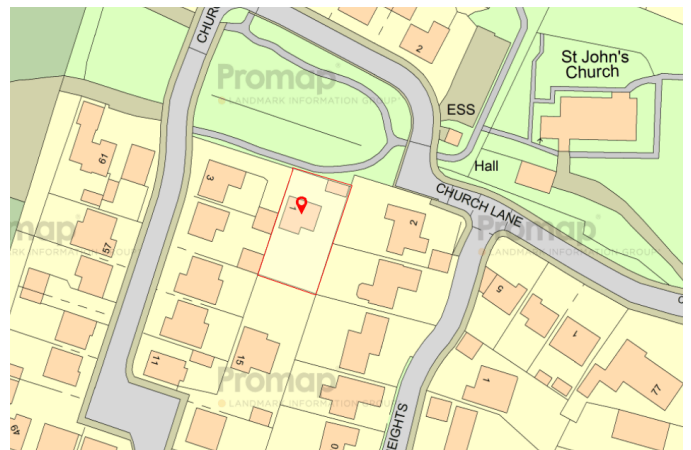


Church Drive, Hoylandswaine, Sheffield, S36 7LZ

Offers Over £550,000

 5  3  2



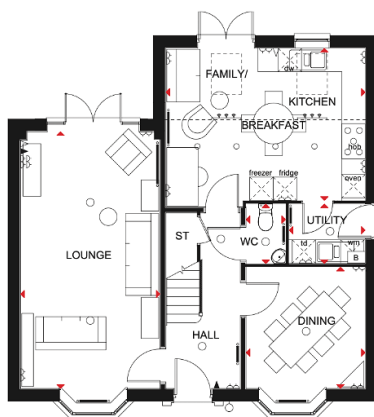
- TUCKED AWAY POSITION
- SOUTH FACING GARDENS
- GENEROUS PLOT
- SPACIOUS ACCOMMODATION
- 5 BEDROOMS
- LIVING KITCHEN
- GARAGE & DRIVEWAY
- SOUGHT AFTER VILLAGE
- OPEN COUNTRYSIDE & M1 ACCESS
- LOCAL SERVICES & HIGHLY REGARDED SCHOOLS

THE EMERSON

FIVE BEDROOM HOME

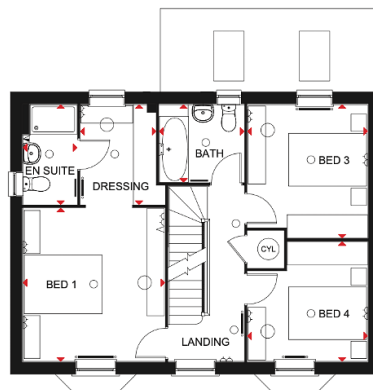
Key

○ Light fitting	◀ Telephone outlet point	— Radiator	◀ Shaver socket	ST Store	wm Washing machine space	td Tumble dryer space
◻ Electric socket	◀ T.V. aerial socket	— Towel radiator	B Boiler	CYL Cylinder	dw Dishwasher space	◻ Dimension location



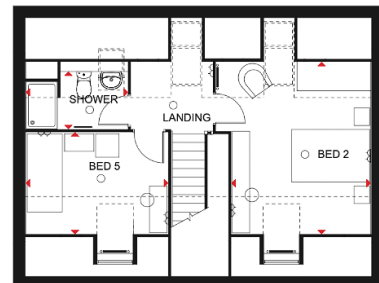
Ground Floor

Lounge	6580 x 3573 mm	21'7" x 11'9"
Kitchen/Family/Breakfast	5107 x 3898 mm	16'9" x 12'8"
Utility	1950 x 1531 mm	6'5" x 5'0"
Dining	3052 x 3109 mm	10'0" x 10'2"
WC	1531 x 1013 mm	5'0" x 3'4"



First Floor

Bed 1	3931 x 3634 mm	12'11" x 11'11"
Dressing	2560 x 1354 mm	8'5" x 4'5"
En Suite	1385 x 2560 mm	4'7" x 8'5"
Bed 3	3077 x 3423 mm	10'1" x 11'2"
Bed 4	3077 x 3068 mm	10'1" x 10'1"
Bath	2173 x 1991 mm	7'2" x 6'6"



Second Floor

Bed 2	4402* x 3561* mm	14'5" * x 11'8" *
Bed 5	3634* x 2602* mm	11'11" * x 8'6" *
Shower	2606* x 1470* mm	8'7" * x 4'10" *

* Overall floor dimension includes lower ceiling areas

A stunning five bedroom family home, occupying a desirable tucked away position, set within generous south facing gardens whilst enjoying a sought after semi rural village location.