



## Sandhills, Thorner, LS14 3DF

**£584,995**

Extended period detached cottage in popular village. Impressive dining kitchen, 2 reception rooms, 3 double bedrooms, 4 piece bathroom & contemporary shower room. Impressive gardens, off road parking for a number of vehicles plus double garage with remote controlled door & car charging point.



# Hillside Cottage Sandhills, Thorner, LS14 3DF

We are delighted to offer for sale this extended detached period cottage located in this popular village with access to amenities and transport links plus catchment for OFSTED 'Good' Primary and Secondary schools.

The property was originally believed to have been separate cottages, has been tastefully converted and extended to create this quality family home offering a range of period and contemporary features. As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with quartz worktops, island unit and appliances plus a contemporary shower room & bathroom. Items of note include French doors, gas stove to reception room 1 plus an open fire to reception room 2, built in wardrobes to all bedrooms plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance porch, 2 reception rooms plus a dining kitchen. There are 2 double bedrooms plus a 4 piece bathroom accessed from the first floor landing. There is a further double bedroom and shower room accessed via a second staircase.

Externally the property impresses further having 2 garden areas, both with patios, lawns, planting and pathways. There is off road parking for a number of vehicles via 2 separate parking areas plus a detached double garage with power and light plus remote controlled door, electric car charging point and personnel door.

Tenure - Freehold  
Council Tax - Band G

The property comprises.

## GROUND FLOOR

**Entrance Porch 5'5" x 5'4" (1.66m x 1.65m)**  
With floor tiling.

**Lounge 23'1"(max) x 11'2"(max) (7.05m(max) x 3.41m(max))**  
A light through room having a gas fired stove and surround, timber flooring, recessed spot lights and blinds.

**Reception Room 2 22'5"(max) x 11'3"(max) (6.85m(max) x 3.43m(max))**  
Having an open fire, timber floor, recessed spot lights, store and window blind.

**Dining Kitchen 24'5"(max) x 12'4"(max) (7.46m(max) x 3.77m(max))**  
A light dual aspect room having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands plus island unit and breakfast bar. With double oven, hob, hood, fridge freezer and fridge. With utility cupboard plus recessed spot lights and floor tiling. French doors leading to the garden.

## FIRST FLOOR

**Landing**  
With fitted carpets.

**Bedroom 1 16'2"(max) x 12'10"(max) (4.94m(max) x 3.92m(max))**  
A light through room with fitted wardrobes, recessed spot lights, carpets and blinds.

**Bedroom 2 13'8"(max) x 12'10"(max) (4.19m(max) x 3.92m(max))**  
A light dual aspect room with built in wardrobes.

**Bathroom 11'0"(max) x 8'9"(max) (3.37m(max) x 2.69m(max))**  
Having a modern 4 piece suite with separate bath and shower, vanity basin, chrome ladder radiator, tiling, recessed spot lights and luxury flooring.

**Landing 2**  
Accessed via a second staircase. With fitted carpets.

**Bedroom 3 13'8"(max) x 11'7"(max) (4.19m(max) x 3.54m(max))**  
With fitted wardrobes, recessed spot lights, carpets and blinds.

**Shower Room 9'10"(max) x 5'6"(max) (3.01m(max) x 1.70m(max))**  
Having contemporary white sanitary ware with walk in shower, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

## EXTERNAL

Externally the property impresses further having 2 garden areas, both with patios, lawns, planting and pathways. There is off road parking for a number of vehicles via 2 separate parking areas plus a detached double garage with power and light plus remote controlled door, electric car charging point and personnel door.





