



Tree Tops Whins Lane, Simonstone

£450,000 Leasehold

Positioned on the highly sought-after Whins Lane in Simonstone, this beautifully renovated three-bedroom semi-detached house presents an exceptional blend of contemporary style and practical living.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Positioned on the highly sought-after Whins Lane in Simonstone, this beautifully renovated three-bedroom semi-detached house presents an exceptional blend of contemporary style and practical living.

Recently refurbished to an outstanding standard, the property offers a welcoming entrance into a cosy lounge, complete with a multifuel stove that creates a warm and inviting atmosphere. The second reception room provides a generous space for an office or additional family area, with stairs leading to both the lower level and first floor, allowing for flexible living arrangements. The heart of the home is a modern fitted kitchen, featuring integrated appliances and elegant quartz worksurfaces, perfect for every-day use.

The first floor hosts two double bedrooms benefit from luxurious en suite facilities -the master, a three piece shower room and the second bedroom, it's own wc and sink. While all bathrooms and en suites are finished to a high specification with full tiling and quality fittings, the standard of the finish and attention to detail can't be underestimated.

The lower level presents ample space for personalisation and versatility. Entering through the side door, you're welcomed by a downstairs boot room complete with seating arrangement and bespoke storage with an additional storage room. The downstairs reception room offers excellent potential for an additional living

space, play room or a third bedroom, complemented by a lower-level bathroom. The property is offered with no onward chain, has undergone a full electrical rewire and replumbing, and benefits from a recently overhauled roof with a two-year guarantee (providing peace of mind for the future).

The exterior of the property is equally impressive, with a south-facing rear garden that enjoys uninterrupted views over open fields, providing a private and tranquil outdoor retreat. The garden is ideal for relaxing and simply soaking up the sun throughout the day. At the front, a newly laid resin driveway with attractive York stone paving offers secure off-road parking for two cars, combining practicality with aesthetic appeal. Mature planting and well-maintained borders enhance the overall sense of quality and care. The surrounding area is renowned for its peaceful, semi-rural setting while remaining within easy reach of local amenities, reputable schools, and excellent transport links with the M65 easily accessible for commuters

- Full Electrical Rewire and Replumbed Throughout
- Roof Overhaul with Two Year Guarantee
- Resin Two Car Driveway with York Stone Paving
- Rear South Facing Garden Overlooking Fields
- Outstanding Condition Throughout Following Full Renovation
- Fitted Kitchen with Integrated Appliances and Quartz Worksurfaces



stones young

Lounge

Original front door and original cast iron door furniture, New wool carpet, New Laura Ashley chandelier, Reclaimed sandstone fireplace, New wood burner, Sockets with integrated chargers, Dimmer switch, Chimney swept and new liner, New radiators, Sliding Oak door to reception room two, Three upvc double glazed windows

Second Reception

New herringbone oak floor, Designer copper light fitting, Brand new oak and glass bannisters to newly installed staircase, Oak door to kitchen, New radiator, Storage cupboard for utility / boiler, Upvc double glazed window

Kitchen Diner

Howdens newly fitted kitchen, Integrated Lamonia double oven, Integrated Lamonia hob, Integrated Lamona dishwasher, Mayfair quartz worktop and upstands, Mayfair quartz windowsills, Triple aspect upvc double glazed windows, New herringbone oak floor, Stable door, Sockets with integrated chargers, Belfast sink, Extractor fan, Copper designer radiator, Downlighters

Bedroom One

New carpet, New loft hatch, Sockets with integrated charges, Remote control light fitting, Upvc dual aspect double glazed, Oak sliding door, New radiator

En Suite Shower Room

Fully tiled floor / walls, Extractor fan, WC, Chrome designer radiator, LED mirror, Ceramic basin, Wet room shower screen walk-in enclosure with NANO easy clean glass, Stone resin shower tray, Thermostatic concealed shower with square chrome shower head and wall mounted shower head, Oak door

Bedroom Two

New carpet, New loft hatch, Sockets with integrated charges, Remote control light fitting, Countryside view, Oak door, Radiator, Upvc double glazed window

En Suite WC

Fully tiled floor and walls, WC, Solid granite basin, Gold taps, Gold towel warmer, LED mirror / cupboard, Upvc Double Glazed Frosted Window

Landing/Stairs

New staircase, Oak glass balustrade, New carpet, Laura Ashley chandelier. Stairs to lower ground floor – New staircase, Oak/glass balustrade, New Carpet

Reception Room Three/Bedroom Three

Herringbone oak floor, New radiator, UPVC double glazed window and door to garden, Down lighters, New window to garden, Ledgen solid oak door with cast iron furniture,

Boot Room

Herringbone oak floor, UPVC glass external door to side entrance, New radiator, Downlighters, Fully fitted boot room with triple cupboards and bench with solid oak seat and cupboard storage below, Oak door to side access

Bathroom

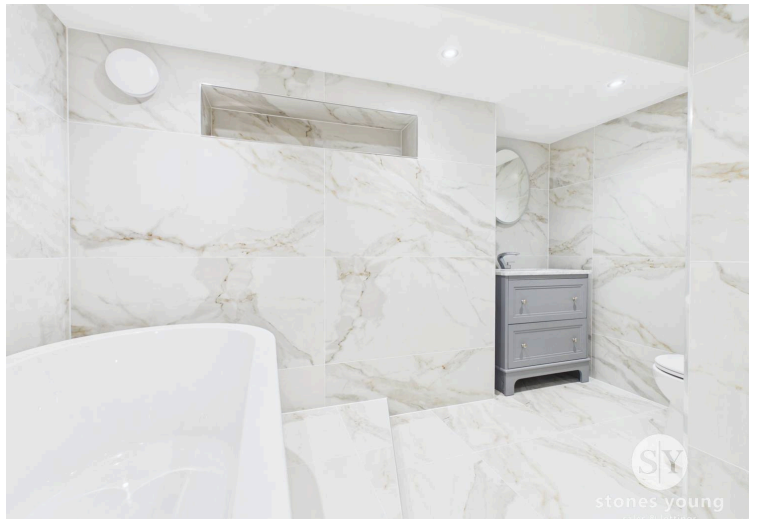
New oak door, Fully tiled floor and walls, Under floor heating, Downlighters, Designer chrome radiator, Freestanding bath, Chrome waterfall bath filler, WC, Vanity unit ceramic basin, Marble top and storage, LED mirror, Designer tap

Storage Under Kitchen

Large storage area with original door, power and lighting



stones young



stones young



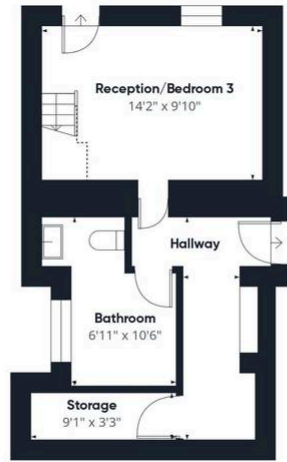
stones young
safes & fittings



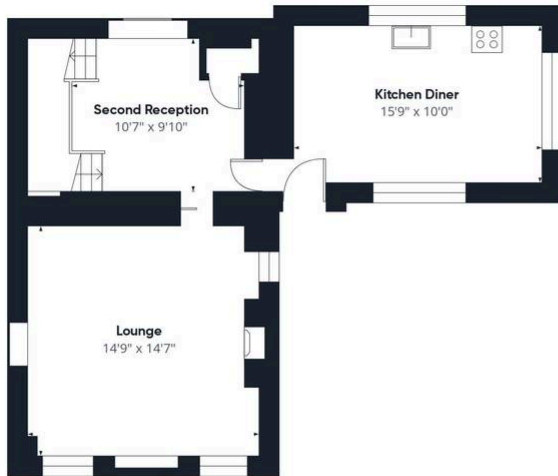
stones young



stones young



Floor -1



Floor 0



Floor 1



Approximate total area^m
1114 ft²
Reduced headroom
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360