

Saxton Mee



The Rookery Deepcar Sheffield S36 2NE
Price Guide £320,000

The Rookery

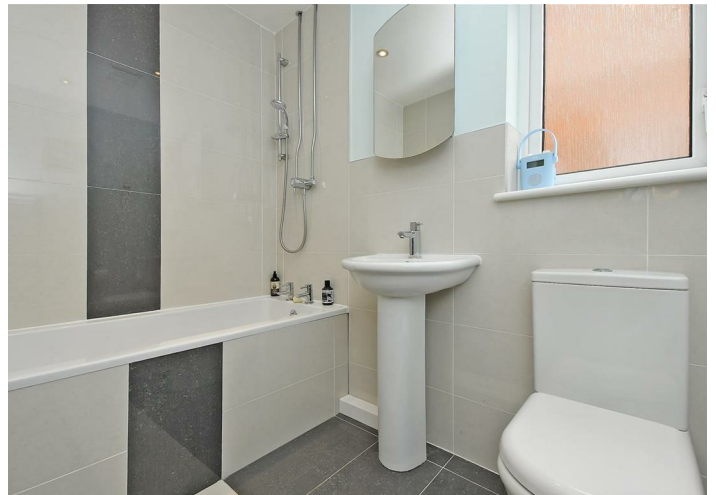
Sheffield S36 2NE

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PRICE GUIDE £320,000-£330,000 Ideally suited for a family is this four double bedroom, two bathroom, three reception room detached home situated on the extremely popular Rookery Estate. The property enjoys attractive views, a fully enclosed rear garden, double width driveway, uPVC double glazing and gas central heating throughout. The spacious accommodation briefly comprises: storm porch with a composite entrance door which opens into the entrance hall. Downstairs WC. Good size lounge with attractive fireplace, a large front bay window fills the room with natural light and wood effect laminate flooring which continues through double doors into the dining room. Sliding patio doors open into the extended Conservatory again with the wood effect laminate flooring and uPVC doors opening onto the rear garden. From the entrance hall a door opens into the modern and contemporary kitchen having a range of wall, base and drawer units. Integrated appliances include washing machine, dishwasher, double electric oven, four ring gas hob and extractor. Space for fridge freezer. Breakfast bar. Under stair storage cupboard. Side uPVC entrance door. Study perfect for the home worker which could be utilised as a bedroom or gym etc. First floor: access into the useful loft space. Four double bedrooms, the master benefiting from fitted wardrobes and a recently fitted en suite shower room. Further family bathroom with attractive tiling to walls and floor and a white suite comprising of bath with overhead shower, WC, wash basin and chrome towel radiator.

- VIEWING RECOMMENDED
- SPACIOUS AND WELL PRESENTED ACCOMMODATION
- FOUR BEDROOMS/TWO BATHROOMS
- FULLY ENCLOSED SOUTH WESTERLY FACING GARDEN
- DOUBLE WIDTH DRIVEWAY





OUTSIDE

To the front is a lawn garden. Double width driveway. To the rear is a fully enclosed, south westerly facing rear garden which includes a patio, planted area with garden pond and a further lawn perfect for enjoying the summer sun.

LOCATION

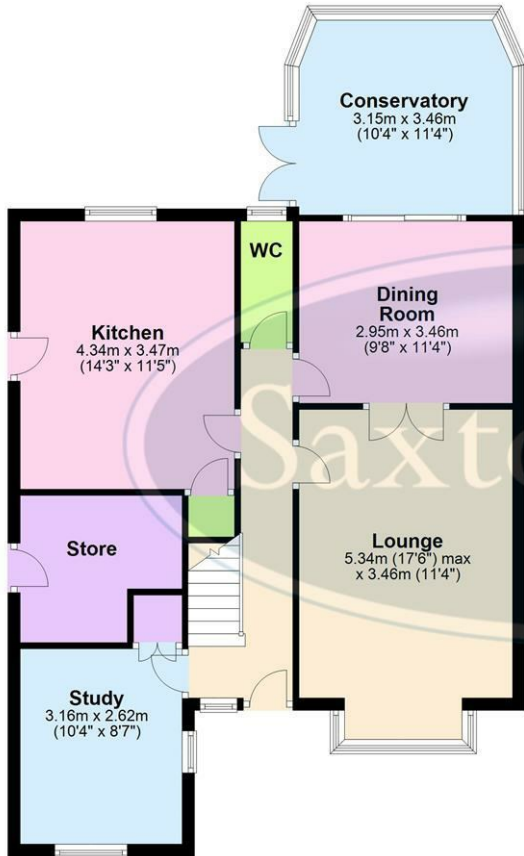
Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools including St John's CE Junior School, Stocksbridge Infant, Junior and High School. Deepcar Medical Centre. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

Valuer

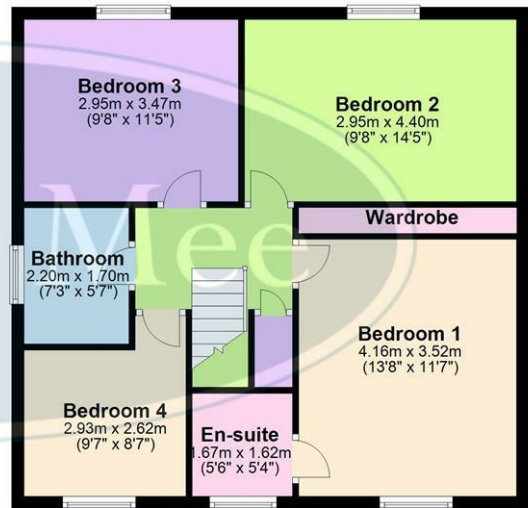
Greg Ashmore MNAEA

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Ground Floor
Approx. 80.0 sq. metres (860.7 sq. feet)



First Floor
Approx. 61.4 sq. metres (661.0 sq. feet)



Total area: approx. 141.4 sq. metres (1521.7 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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