Saxton Mee

Shay House Lane Stocksbridge Sheffield S36 1FD
Guide Price £375,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £375,000-£385,000 ** FREEHOLD ** A substantial four-bedroom detached family home offering spacious and versatile accommodation over three floors, complemented by a fully enclosed garden, private driveway with electric gates, garage, uPVC double glazing and gas central heating.

The ground floor welcomes you through a composite front door into a spacious entrance hall, with a convenient downstairs WC. The impressive open-plan kitchen, dining area and snug forms the true heart of the home, providing an exceptional space for both everyday family life and entertaining.

The stylish kitchen is fitted with a comprehensive range of contemporary units, complemented by contrasting Quartz worktops and a central island with breakfast bar. Integrated appliances include an electric oven, microwave, warming drawer and dishwasher, with space provided for an American-style fridge freezer. Tiled flooring, underfloor heating and two sets of uPVC French doors further enhance this exceptional living space, creating a light and sociable environment with direct access to the garden.

To the first floor are a useful storage cupboard, spacious lounge, two double bedrooms and the family bathroom. The generous lounge benefits from a beautiful Herringbone floor, dual-aspect windows and a bespoke cast-iron stove, creating a warm and inviting reception space. Bedroom two is an excellent-sized double bedroom offering ample room for a range of furniture. The stylish family bathroom is fully tiled and fitted with a contemporary white suite comprising a bath with overhead shower, WC and wash basin, complemented by a chrome heated towel radiator.

The second floor provides two further well-proportioned double bedrooms together with a versatile study/dressing room. The principal bedroom is an impressive double with windows to both the front and rear, providing excellent natural light, and benefits from a modern en suite shower room. There is also loft access via a pull-down ladders.

- PERFECT FAMILY HOME
- FOUR DOUBLE BEDROOMS + STUDY/DRESSING ROOM
- STUNNING KITCHEN/DINER & SNUG WITH 2 SETS OF FRENCH DOORS
- LOUNGE WITH A BESPOKE CAST IRON STOVE
- PRINCIPLE BEDROOM WITH EN SUITE SHOWER ROOM
- FULLY ENCLOSED GARDEN
- GATED DRIVEWAY & INTEGRAL GARAGE
- FOX VALLEY SHOPPING CENTRE
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS

OUTSIDE
A stone wall and electric gates enclose this attractive corner plot, providing both privacy and security. A generous driveway offers ample off-road parking and leads to the integral garage, which is fitted with an electric door. To the rear of the garage is a useful utility area, with plumbing and housing for a washing machine and tumble dryer. Gated access is provided to both sides of the property, leading through to the fully enclosed rear garden. The garden is predominantly laid to lawn, complemented by a paved patio area, providing an ideal space for outdoor entertaining and relaxation.

LOCATION
Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the town include a transformation of Manchester Road with a new Library and Community Hub building at its heart. The development will house managed workspace as well as new community facilities. Investment in new paving and public realm in the town centre is also planned, as well as proposals for a shop front grant scheme to transform and regenerate the town's retail area. Other projects include improvements to sports, education and outdoor infrastructure.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band E.

VALUER
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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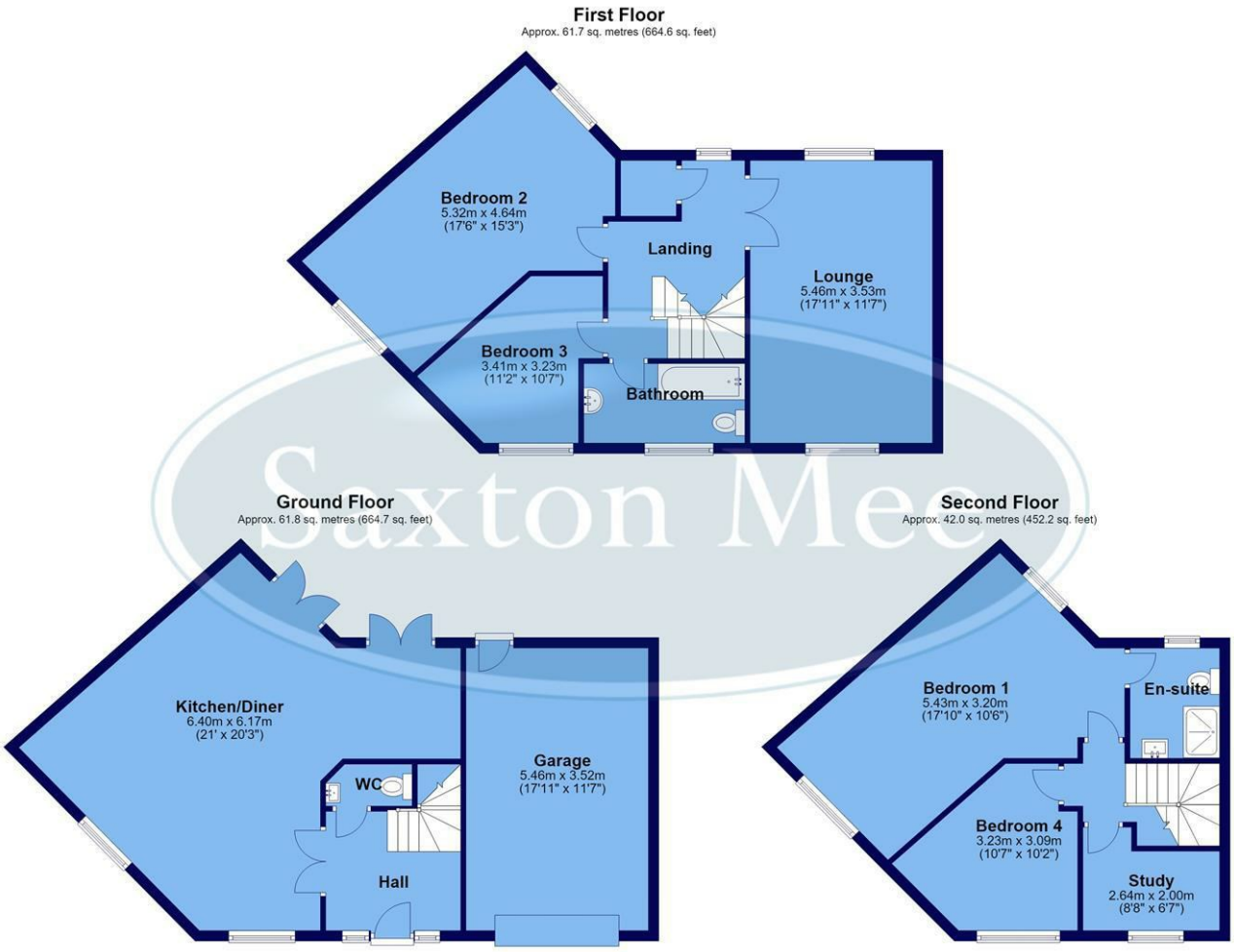

Total area: approx. 165.5 sq. metres (1781.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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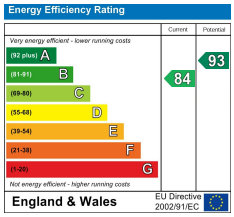

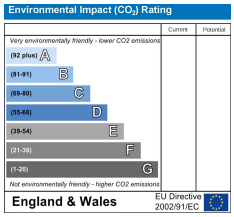

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