



**Rookery Vale Deepcar Sheffield S36 2NP**  
**Offers Around £400,000**



## Rookery Vale

Sheffield S36 2NP

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Enjoying uninterrupted rear views is this four/five bedroom, two bathroom detached property which enjoys a large rear garden and benefits from a driveway providing off-road parking, a garage, solar panels, electric car charging point, uPVC double glazing and gas central heating. The property is ideal for a family and is situated on this popular estate in a quiet cul-de-sac position. Set over three spacious levels, the accommodation briefly comprises front composite door which opens into the entrance hall with an under stair storage cupboard and access into a downstairs WC, the garage, lounge and the kitchen/diner. The well proportioned lounge has a large bay window allowing lots of natural light, while the centre piece to the room is the media wall. The kitchen/diner is a good size and has a range of wall, base and drawer units with a contrasting granite work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven and microwave along-with housing for a dishwasher an American style fridge freezer. There is ample space for a dining table and chairs, with the two rear windows make this a bright and airy space. A staircase leads down to the lower ground floor with access into a sun room and multi-purpose room. The sun room is perfect for enjoying the views over the rear garden and beyond. There are uPVC French doors opening onto the rear and an under stair storage cupboard. The separate multi-purpose room has a rear entrance door and could be utilised as a bedroom/office/playroom etc. From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the four bedrooms and the principal bathroom. The good size master benefits from fitted wardrobes and comes with an en suite bathroom with WC and wash basin. Bedrooms two, three and four all benefit from fitted storage. The bathroom comes with a three piece suite including bath with overhead shower.

- VIEWING ESSENTIAL
- FANTASTIC FAMILY HOME WITH OVER 1,588 SQ FOOT OF ACCOMMODATION
- FOUR/FIVE BEDROOMS & TWO BATHROOMS
- STUNNING REAR VIEWS
- FANTASTIC REAR GARDEN, DOUBLE-WITH DRIVEWAY & INTEGRAL GARAGE
- ACCOMMODATION OVER THREE LEVELS







#### OUTSIDE

To the front of the property is a garden area with a double-width driveway which leads to the integral garage. Access down the side of the property leads to the rear garden which is mostly laid to lawn and includes a patio.

#### LOCATION

The estate comes with its own playground. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		85	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	