

Saxton Mee

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Fields End Oxspring Sheffield S36 8WH
Guide Price £325,000



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GUIDE PRICE £325,000-£350,000 ** FREEHOLD ** Perfect for a family is this four double bedroom detached property which is situated on this quiet cul-de-sac position on a larger than average size plot which enjoys a fully enclosed rear garden and benefits from a large driveway with off road parking for up to five cars, a garage, uPVC double glazing and gas central heating throughout. The property has the potential to be extended (STPP). The accommodation briefly comprises: a uPVC entrance door opens into the entrance porch. Downstairs WC. Open plan lounge/dining room which flows via a sliding door into the garden room with uPVC French doors opening onto the rear garden. Separate kitchen/diner having a range of wall, base and drawer units. Integrated appliances include fridge, freezer, dishwasher and oven. Four ring hob with extractor above. Housing and plumbing for a washing machine and tumble dryer. Side uPVC double glazed door. First flooring landing with access into the useful loft space and four good size bedrooms. The master benefiting from fitted wardrobes with the rest benefiting from storage cupboards. Bathroom in addition with a white suite which comprises of bath with overhead shower, WC and wash basin. Storage cupboard.

- VIEWING ESSENTIAL
- IDEAL FAMILY HOME
- FOUR GOOD SIZE BEDROOMS
- LARGE DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN
- LARGER THAN AVERAGE SIZE PLOT
- POTENTIAL FOR EXTENSION (STPP)





OUTSIDE

To the front is a large driveway with off road parking for up to five cars with attractive planted gardens to either side. Garage. To the rear is a fully enclosed garden which is mostly laid to lawn and includes a patio.

LOCATION

Situated in this highly regarded village with excellent local schooling, amenities and transport links.

VALUER

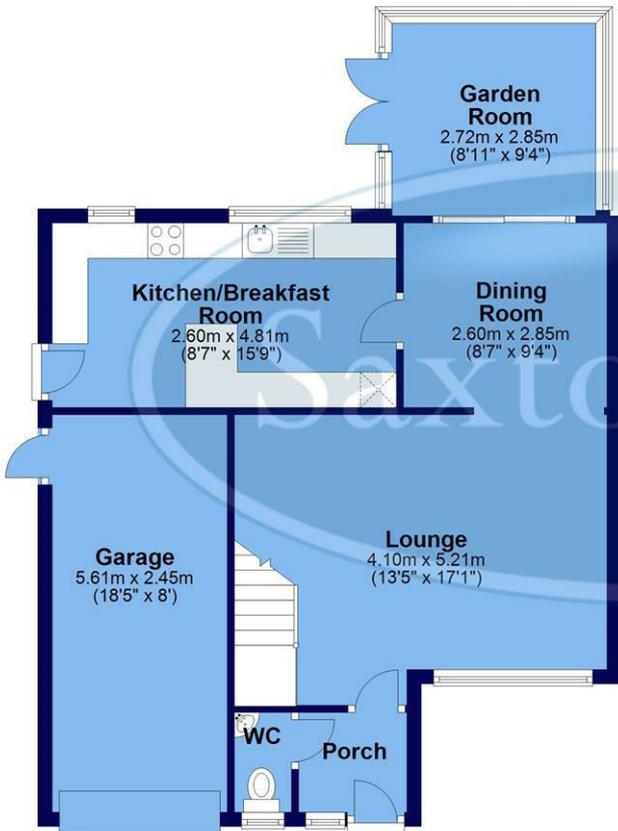
Greg Ashmore MNAEA

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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Ground Floor

Approx. 66.9 sq. metres (719.9 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.1 sq. feet)



Total area: approx. 115.8 sq. metres (1246.0 sq. feet)

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(59-54)	E		
(47-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	82
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		57	78
England & Wales			