

Saxton Mee



Samuel Fox Avenue Deepcar Sheffield S36 2AG
Price £365,000

St Luke's
Sheffield's Hospice

Samuel Fox Avenue

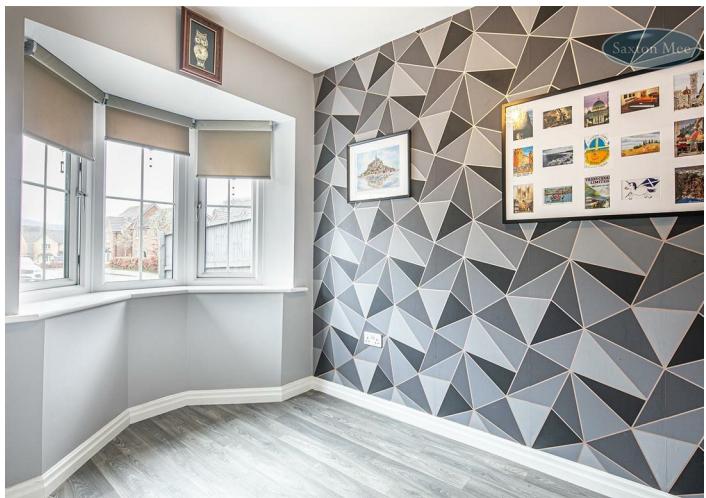
Sheffield S36 2AG

Price £365,000

* NO CHAIN * FREEHOLD * WEST FACING REAR GARDEN * EXTENDED LOUNGE * Viewing is essential to appreciate the accommodation on offer of this beautifully presented four bedroom, two bathroom executive family home which is situated on this highly sought after development. The property enjoys a west facing, landscaped rear garden and benefits from a double-width driveway, new carpets and underlay, uPVC double glazing, a new gas boiler and gas central heating. In brief, the spacious living accommodation comprises of front composite door which opens into the entrance hall with a downstairs WC, access into a study, utility room and the kitchen/breakfast room. The study to the front has a bay window. The utility is located to the rear of the converted garage with new flooring. There is plumbing for a washing machine, space for a tumble dryer and houses the boiler. The compartment to the front is a useful store room. The entrance hall flows into the stylish kitchen having a modern range of wall, base and drawer units with a complementary work surface which incorporates the bowl and a half sink and the four ring gas hob with extractor above. Integrated appliances include an electric oven and dishwasher along-with space for a fridge freezer. There is a breakfast bar with seating and a side composite entrance door. A door then opens into the dining room with bi-fold doors opening into the lounge/garden room, this bright and airy space has a glass roof and sliding doors which onto the fabulous garden. From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, a storage cupboard, the four bedrooms, and the main bathroom. The master bedroom benefits from an en suite shower room with WC and wash basin. Bedrooms two and three are both double in size and are front facing. Bedroom four is a good size single. The bathroom comes with a three piece suite bathroom.

- EARLY VIEWING ADVISED - NO CHAIN
- STUNNING ACCOMMODATION THROUGHOUT
- FABULOUS REAR EXTENSION
- WEST FACING, LANDSCAPED REAR GARDEN
- FOUR BEDROOMS & TWO BATHROOMS
- EPC RATING B & TWO YEARS REMAINING ON THE NHBC GUARANTEE





OUTSIDE

To the front is a double-width driveway providing off-road parking for two/three cars. Access via a gate down the side of the property opens to the fabulous rear garden which includes an artificial lawn and decking. The fully enclosed garden has fencing to three sides.

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.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

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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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A1 plus) A	84
(B1-B1) B	94
(C2-C4) C	
(D5-D8) D	
(E9-E11) E	
(F12-F14) F	
(G15-G16) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A1 plus) A	
(B1-B1) B	
(C2-C4) C	
(D5-D8) D	
(E9-E11) E	
(F12-F14) F	
(G15-G16) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	