



High Matlock Road Stannington Sheffield S6 6AT  
Guide Price £800,000



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GUIDE PRICE £800,000-£850,000 \*\* OVER 2,265 SQUARE FOOT OF ACCOMMODATION \*\* FREEHOLD \*\* Viewing is essential to appreciate the accommodation on offer of this five bedroom, four bathroom family home which is set in just under an acre of virtually totally secluded gardens and comes with the added benefit of an independent one bedroom annexe and a further substantial building suitable for a games Room, large office etc. The property benefits from gas central heating, hardwood double glazed windows, a bespoke kitchen, a one bedroom annexe and ample off-road parking.

The spacious living accommodation briefly comprises: enter through a rear door into the bespoke kitchen which has underfloor heating and an ample range of units with contrasting granite worktops including two breakfast bar areas. Integrated appliances include a double oven with microwave to one side along with housing for an American style fridge freezer with a further oven on the side with steam oven above. There is plumbing for a washing machine and dishwasher. Numerous windows make this a bright and airy space. A tiled floor continues into a dining area which in turn has access into a family room and the lounge. The family room has double doors leading to the outside, underfloor heating, coved mouldings to the ceiling and a tiled floor. A door then leads into a leisure area/gym, WC and sauna.

From the kitchen, access into the superb lounge with floor to ceiling bay windows. A door then opens into the study with a walk-in bay with full height windows overlooking the beautiful south facing front private gardens. Access into bedroom four with dressing room and en suite shower room.

From the family room, a staircase rises to the first floor and the principal bedroom suite complete with balcony, walk-in wardrobe and a four piece suite bathroom with his and her sinks, bath, shower enclosure and WC.

- SUBSTANTIAL 5 BEDROOM FAMILY HOME
- PRINCIPAL BEDROOM WITH EN SUITE & WALK-IN WARDROBE
- LOUNGE, FAMILY ROOM & LEISURE ROOM WITH SAUNA & WC
- FANTASTIC PLOT WITH LARGE GARDENS
- 1 BEDROOM ANNEXE
- AMPLE OFF-ROAD PARKING
- FAMILY BATHROOM + BEDROOM 4 WITH EN SUITE
- POPULAR RESIDENTIAL AREA
- FREEHOLD







## FIRST FLOOR

From the lounge, a staircase rises to the first floor landing with ample storage and wardrobes. Access to two bedrooms and the family bathroom. Double bedroom two has fitted wardrobes. Double bedroom three is to the front aspect and has fitted wardrobes and a wash basin. The family bathroom has a three piece suite including bath, WC and wash basin set in a large vanity unit.

## OUTSIDE

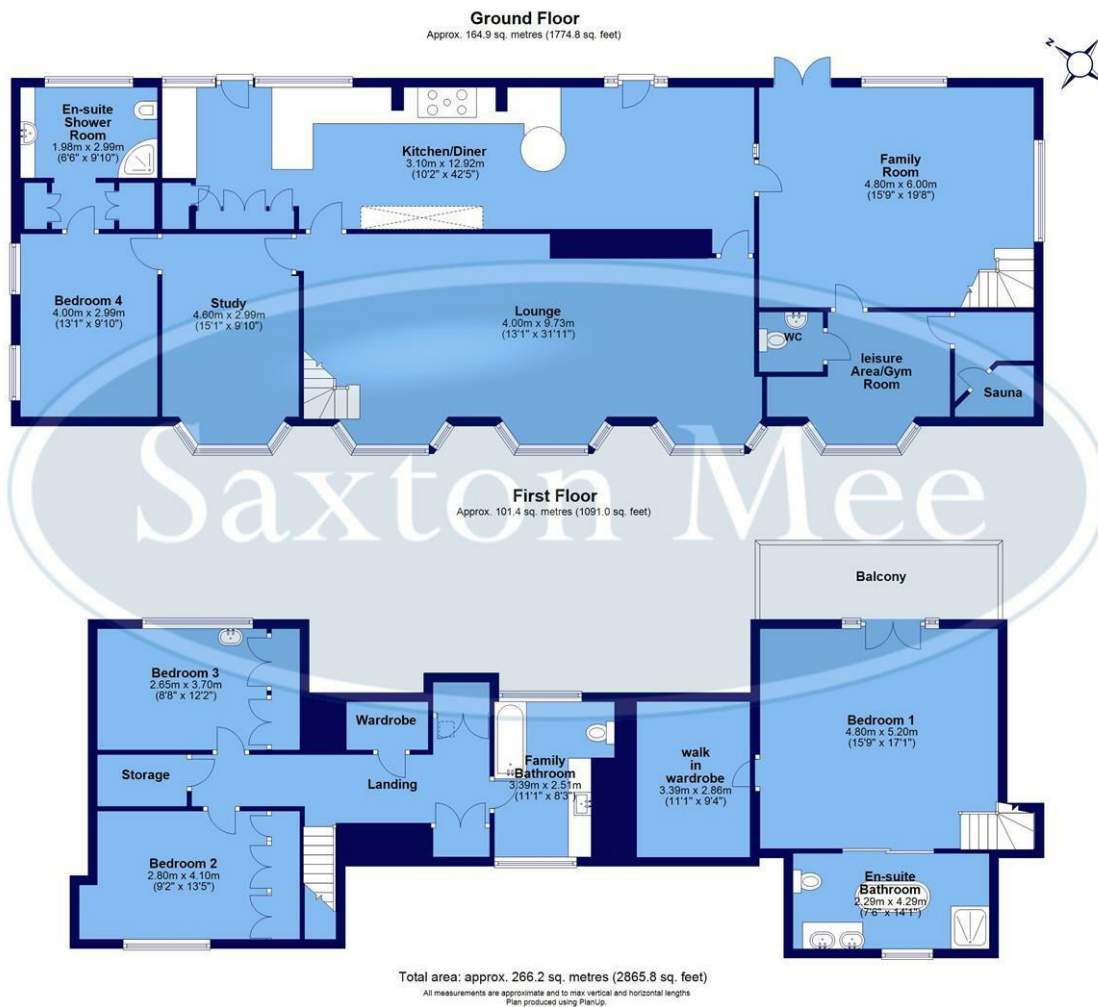
The property extends to approximately one acre of garden and grounds with an abundance of trees, ornamental shrubs and plants. To the front of the property there is a long driveway with turning circle which leads to a large block paved area suitable for parking several cars. The property is well screened from the road with mature Privet hedging and substantial walls. Beyond the parking area are feature stone steps which lead down to a substantial large level lawn garden area surrounded by flower trees. There are further steps which lead to the front of the house where there is a substantial stone patio area, good sized gardens to the side. The property has feature ponds. To the side is an outhouse. Sitting out patios and planted areas. There is a decked area and Beech hedging hiding a secret garden area. Outside security lighting. A substantial outbuilding which with the necessary planning could be converted, or alternatively it could be knocked through to make a double garage.

Adjoining the annexe is a further annexed accommodation which is known as 40a having potential for a separate additional income if required. The accommodation comprises: an entrance door with glazed panel with further glazed panel opens into a self contained annexe having a lounge with kitchenette with integrated fridge and cooker. Off this is a shower room, WC and wash basin. Double bedroom.

## VALUER

Greg Ashmore MNAEA

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