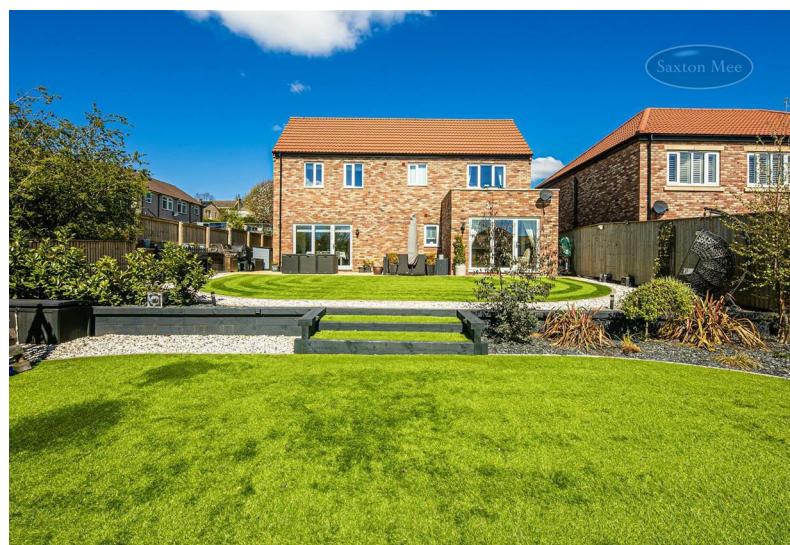
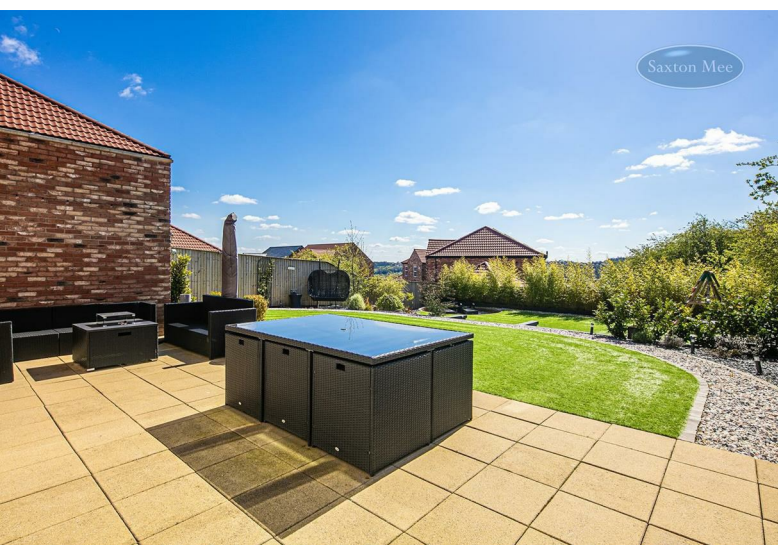




Century Chase Stannington Sheffield S6 6GS
Price £795,000

Century Chase

Sheffield S6 6GS

Price £795,000

**** FREEHOLD **** A truly exceptional, five double bedroom, three bathroom executive family home situated on this sought after cul-de-sac built by Newett Homes in November 2020 having 7.5 years remaining on the NHBC warranty. The impressive accommodation is spread across two floors measuring over 2200 sq ft, with underfloor heating to the entire ground floor and gas central heating to the first floor, uPVC double glazing and a large integral garage. Briefly, the accommodation comprises:

Ground floor: A welcoming entrance hall with stairs rising to the galleried first floor landing. Downstairs Study. Large family lounge with bi-folding doors, lantern roof light, media wall and electric fire. A stunning living kitchen diner is without doubt the hub of this spectacular home having a range of fitted units at wall, drawer and base level with complimentary Quartz work surfaces above. Integrated appliances include a fridge/freezer, electric double oven and grill, five ring gas hob, dishwasher and wine cooler. A breakfasting central island provides ample seating space, by the bi-fold doors is a snug/TV area and space for a family dining table. Separate utility room with plumbing and housing for a washing machine and tumble dryer with a range of units, sink with mixer tap and Quartz work surfaces.

First Floor: To the first floor is a bright and spacious landing leading to the bedrooms/bathrooms. The master suite is modern and stylish having fitted wardrobes and a dressing area, with en suite bathroom having a bath, separate shower, wash basin and W.C. Bedroom two is also equipped with a walk in wardrobe/dressing area space and en suite shower room. The further three bedrooms are all generous double bedrooms offering ample space for guests and a growing family. The main family bathroom comprises a modern suite of bath and shower enclosure, wash basin and W.C. All bathrooms/en suites are fitted with Villeroy and Boch sanitary ware.

- STUNNING DETACHED FAMILY HOME
- ENVIABLE CORNER PLOT WITH LANDSCAPED GARDEN
- LOCATED ON THE CUSP OF OPEN COUNTRYSIDE
- EXCELLENT TRANSPORT LINKS
- WELL REGARDED LOCAL SCHOOLS
- SOUTH FACING GARDEN





OUTSIDE

No.7 is located at the head of this desirable cul-de-sac occupying an enviable corner plot with off road parking to the front for four vehicles, a block paved driveway leads to the large integral garage with electric roller door measuring 5.41m x 5.02m having power and light, with direct access into the property. To the rear is a wonderful SOUTH FACING garden with views across the Rivelin Valley. The garden is fully landscaped to a high standard with two tiered artificial lawn, patio seating area and offering a private and secure space for children and pets.

LOCATION

Ideally located for an array of local amenities in Stannington Village including a Co-Op, independent bakery, hardware store, a range of eateries and bars, well regarded Bradfield comprehensive school catchment area and Stannington Infants, public transport routes to Hillsborough with Supertram terminus and the city centre beyond. Access to stunning surrounding countryside in the Loxley Valley, Rivelin Valley and Bradfield Dale.

MATERIAL INFORMATION

Tenure: Freehold.

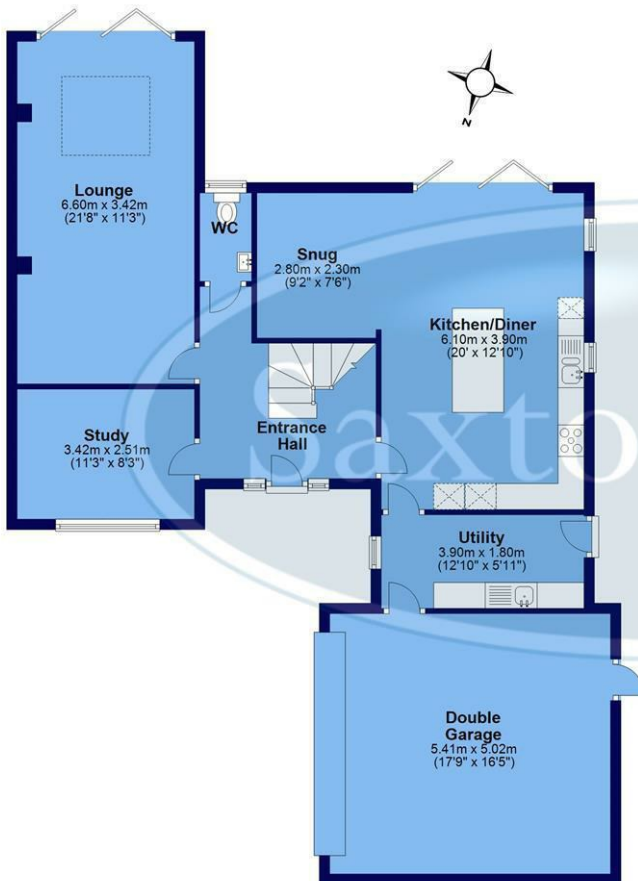
Note: There is an estate management charge of £260.00 P.A.

Council Tax: Band F.

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.

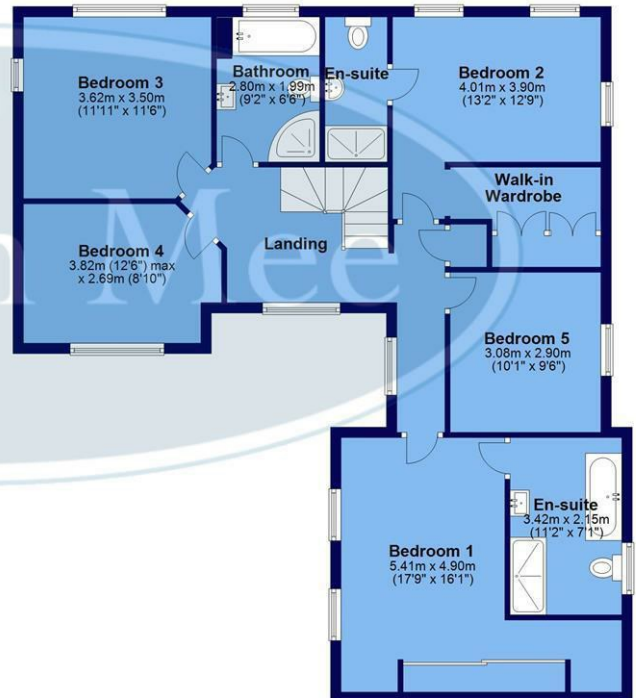
Ground Floor

Approx. 110.0 sq. metres (1184.1 sq. feet)



First Floor

Approx. 100.6 sq. metres (1082.9 sq. feet)



Total area: approx. 210.6 sq. metres (2267.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating	
Current	Potential
86	92
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) 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	
England & Wales EU Directive 2002/91/EC	