



Acorn Hill Stannington Sheffield S6 6AW
Offers In The Region Of £395,000

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**** NO CHAIN **** Occupying an attractive plot and enjoying fantastic rear views, this extended three double bedroom detached property offers spacious and versatile accommodation, making it an excellent opportunity for a range of buyers. The property benefits from uPVC double glazing and gas central heating, together with a generous driveway providing ample off-road parking and access to an integral garage.

On entering the property through the front uPVC door, you are welcomed into the entrance hall, which leads through to a particularly well-proportioned open-plan lounge and dining room. This impressive living space enjoys plenty of natural light from a large front-facing window, while French doors open directly onto the rear garden. A feature fireplace provides an attractive focal point to the room.

The kitchen/breakfast room is fitted with a range of wall and base units complemented by contrasting work surfaces incorporating a sink and drainer. There is an integrated dishwasher, space for an under-counter fridge, with additional space and plumbing for a washing machine and a Range-style cooker. Further features include a useful pantry and breakfast bar.

A door from the kitchen leads into a side entrance lobby, providing access to both the rear garden and the garage. The garage benefits from power and lighting, an up-and-over door and additional storage within the roof space.

To the first floor are three double bedrooms and the family bathroom. The principal bedroom is an impressive double room featuring two front-facing windows and fitted wardrobes. Bedroom two is also a spacious double with fitted wardrobes, while the third double bedroom benefits from dual-aspect windows, creating a bright and airy feel. The family bathroom is fitted with a suite comprising a bath with overhead shower, WC, bidet and wash hand basin.

The landing also provides access to the loft space, offering additional storage.

- SOLD WITH NO ONWARD CHAIN
- EXTENDED DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- FANTASTIC OPEN VIEWS
- SPACIOUS OPEN-PLAN LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GENEROUS & ATTRACTIVE PLOT
- AMPLE OFF-ROAD PARKING
- INTEGRAL GARAGE WITH STORAGE
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING





OUTSIDE

A driveway provides ample off-road parking. Access down the side to the rear garden with a patio, lawn, plants and shrubs.

LOCATION

The property is ideally located for excellent amenities in Stannington including a Co-op superstore, well regarded fish and chip shop, a convenience store/post office, and well regarded local schools for pupils of all ages. There are regular public transport links to Sheffield City Centre which is just four miles from Stannington, where you will find a wealth of shops, and attractions like The Crucible Theatre, cinemas, live music venues, and much more. The edge of the Peak District is only minutes away, where hundreds of miles of hiking routes, charming historic towns and famous scenery awaits. Visit pretty rural towns like Edale, Castleton and Hope Valley, or natural attractions such as Kinder Scout nature reserve, Jacob's Ladder, Ladybower Reservoir, and the Blue John Cavern.

MATERIAL INFORMATION

Tenure: Leasehold 253 years remaining

Council Tax Band: D

VALUER

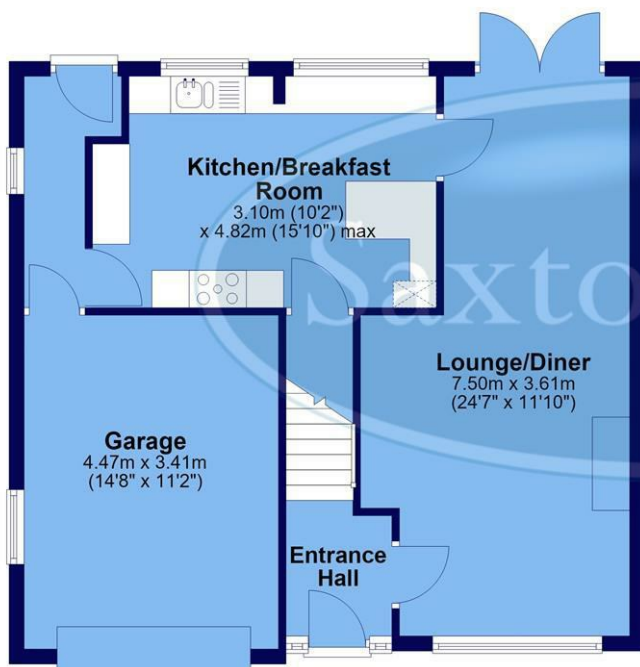
Greg Ashmore MNAEA

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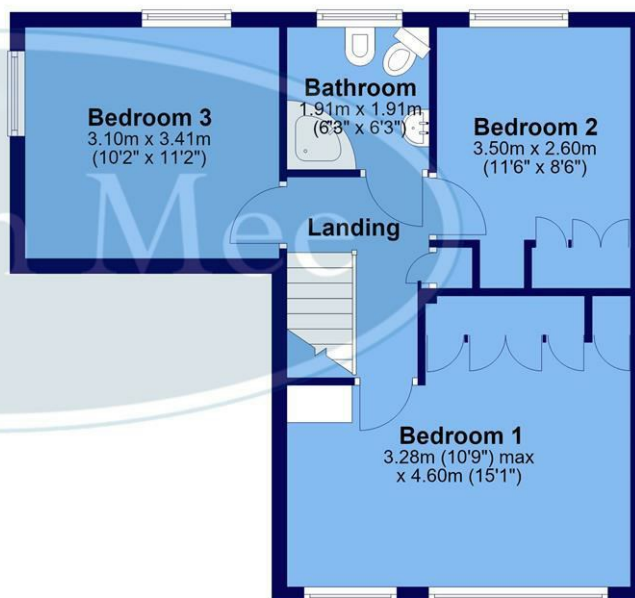
Ground Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 106.8 sq. metres (1150.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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