



Spout Spinney Stannington Sheffield S6 6EQ
Guide Price £385,000

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Sheffield S6 6EQ

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GUIDE PRICE £385,000-£400,000 Situated towards the end of a peaceful cul-de-sac, this beautifully presented four-bedroom semi-detached home enjoys an attractive outlook to the rear and offers spacious, stylish accommodation ideal for modern family living. The property has been tastefully decorated and maintained throughout, with notable features including a landscaped rear garden, off-road parking, underfloor heating to the ground floor and gas central heating.

A uPVC entrance door opens into a welcoming entrance hall, where there is a useful storage cupboard housing the gas boiler. At the heart of the home is the fabulous open-plan kitchen/dining room, fitted with a contemporary range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a fridge, freezer, dishwasher and washing machine, together with space for a Range-style cooker with an extractor above. There is ample room for a dining table and chairs, while uPVC French doors open directly onto the landscaped rear garden, creating an excellent space for entertaining and family life. A downstairs WC and useful understairs storage cupboard complete this area. The well-proportioned lounge benefits from dual-aspect windows, allowing natural light to fill the room, together with fitted cupboards and shelving providing practical storage and display space.

To the first floor, the landing provides access to a useful loft space, four bedrooms and the family bathroom. The principal double bedroom features two front-facing windows and fitted wardrobes, while the second double bedroom also enjoys a front aspect. Bedrooms three and four are positioned to the rear and benefit from lovely open views. Completing the accommodation is the stylish family bathroom, which is fully tiled and fitted with a modern suite comprising a bath with overhead shower, WC and wash basin set within an attractive combination vanity unit.

- PEACEFUL CUL-DE-SAC LOCATION
- BEAUTIFULLY PRESENTED FOUR-BEDROOM SEMI-DETACHED HOME
- SPACIOUS OPEN-PLAN KITCHEN/DINING ROOM
- INTEGRATED KITCHEN APPLIANCES
- FRENCH DOORS OPENING ONTO LANDSCAPED REAR GARDEN
- BRIGHT DUAL-ASPECT LOUNGE WITH FITTED STORAGE
- PRINCIPAL BEDROOM WITH FITTED WARDROBES
- STYLISH, FULLY TILED FAMILY BATHROOM
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- OFF-ROAD PARKING AND ATTRACTIVE REAR OUTLOOK





OUTSIDE

To the front of the property is a lawned garden, complemented by a private driveway providing convenient off-road parking. To the rear, the property benefits from a fully enclosed garden, thoughtfully arranged to offer a variety of outdoor spaces, including a paved patio, low-maintenance artificial lawn and a decked terrace, ideal for outdoor dining and entertaining.

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

The property is Leasehold with a term of 200 years running from the 22nd November 1976 (150 years remaining).
The property is currently Council Tax Band C.

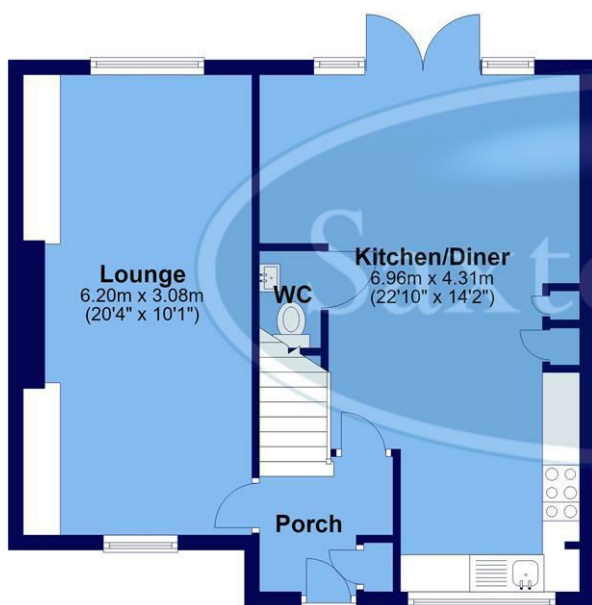
VALUER

Greg Ashmore MNAEA

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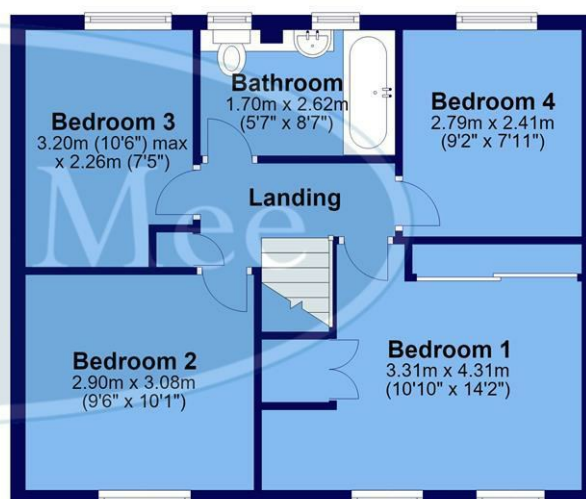
Ground Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.0 sq. feet)



Total area: approx. 96.2 sq. metres (1035.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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	