

Ashurst Close Stannington Sheffield S6 5LJ
Price Guide £450,000

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GUIDE PRICE £450,000-£475,000 ** IMPRESSIVE FAMILY HOME ** FOUR BEDROOMS/TWO BATHROOMS ** CUL-DE-SAC POSITION ** Located in an envious position on a quiet cul-de-sac within the popular suburb of Stannington is this stunning four bedroom semi-detached family home which has been thoughtfully and expertly, comprehensively renovated by the current owners.

Beautifully presented throughout, the property enjoys a perfect balance of bedrooms to living space, with two reception rooms, and the obvious focal part of the home being an impressive open plan kitchen/dining/living room that has a striking feature corner window and bi-fold doors to a south east facing garden.

Measuring over 1700 square feet in total, the accommodation on the ground floor briefly comprises a porch which opens to a spacious entrance hall, a downstairs W/C cloakroom and utility room, a lounge that has a feature fireplace with a remote electric fire, a cinema room/snug that offers flexible options for family life or entertaining, and the 'L' shaped kitchen/dining/living room which has a roof lantern that allows for generous natural light. The kitchen has a range of handle less fitted units with seamless Corian worktops, and integrated appliances to include, an electric oven, a micro combi oven, plate warming drawer, a five ring gas hob, a dishwasher, a fridge and two freezers.

Upstairs, the accommodation is equally impressive. The master bedroom suite benefits from dual aspect windows enjoying superb views, a walk-in wardrobe/dressing room, and an ensuite shower room, three further bedrooms, and a family bathroom that is fully tiled and features a 'p' shaped bath with a shower over, a white wash hand basin with a vanity unit, a W/C, and a heated towel rail. The property further benefits from Oak internal doors, CCTV, alarm, outside shed and an EV charging point.

- STUNNING FAMILY HOME
- COMPREHENSIVE RENOVATED INCLUDING NEW ROOF, WINDOWS, BOILER, ELECTRICS, CENTRAL HEATING, ETC
- CUL-DE-SAC CORNER POSITION
- FOUR BEDROOMS
- TWO BATH/SHOWER ROOMS
- IMPRESSIVE OPEN PLAN LIVING
- BI-FOLD DOORS TO SOUTH FACING GARDEN
- CCTV, ALARM & EV CHARGING POINT
- CINEMA ROOM/SNUG





OUTSIDE

The property benefits from off road parking for at least two vehicles, and an EV charging point. The wraparound gardens to the front, side, and rear are designed for low-maintenance living, laid with artificial turf. The side has a useful storage shed and the rear features a south-east facing paved patio—an ideal setting for outdoor dining and entertaining. The whole garden is surrounded by mature hedging and trees for maximum seclusion.

LOCATION

Ashurst Close is a quiet cul-de-sac in the heart of Stannington Village close to local pubs, schools and Stannington Park. Offering a range of superb local amenities, the property lies within reach of several highly regarded schools for all ages. Excellent transport links including key bus routes into the city centre and neighbouring towns. There are several green spaces to explore on the doorstep, including the Loxley and Rivelin Valleys, while also being a short distance from the Peak National Park.

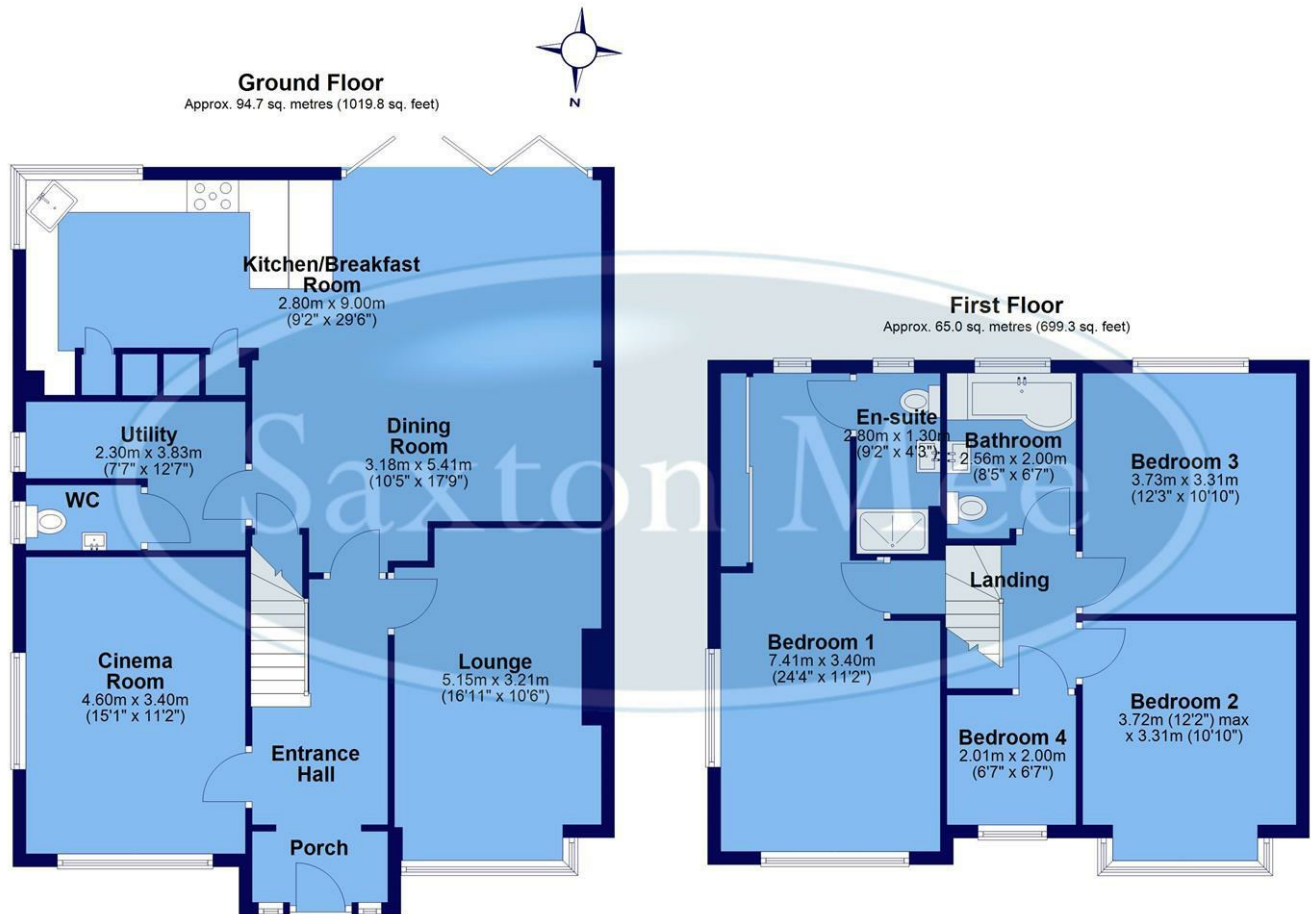
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1960. The property is currently Council Tax Band C.

VALUER

Chris Spooner ANAEA

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.



Total area: approx. 159.7 sq. metres (1719.1 sq. feet)

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

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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			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		70	78
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			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		71	77
EU Directive 2002/91/EC			