



Wood Lane Stannington Sheffield S6 5LQ  
Guide Price £320,000



## Wood Lane

Sheffield S6 5LQ

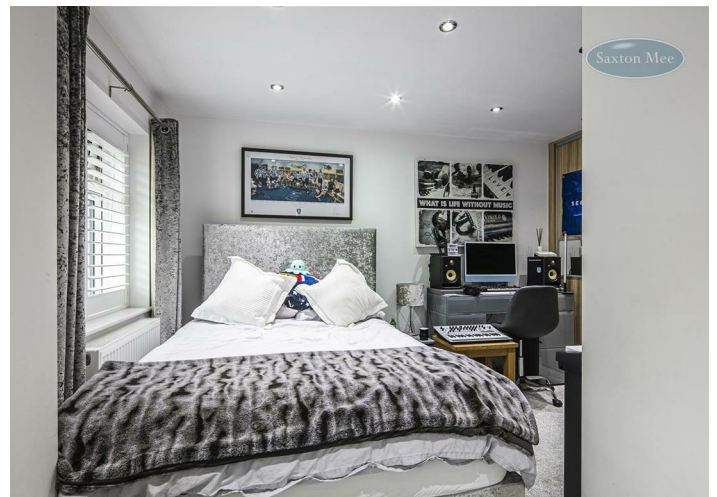
**Guide Price £320,000**

GUIDE PRICE £320,000-£335,000 \*\* NOT TO BE MISSED! \*\* Situated in the sought after residential area of Stannington, within easy reach of central Sheffield as well as the Peak District is this simply stunning, four bedroom family home which has been effectively extended by the current owners and finished to a high specification. The property benefits from uPVC double glazed windows with bespoke blinds and gas fired central heating. Briefly, the accommodation comprises: entrance hallway with hard wood laminate to the floor and stunning oak and glass staircase. A door leads into the utility room with space for a washing machine and tumble dryer, with a downstairs W.C and wash basin off. To the rear is a beautifully presented breakfasting kitchen having a range of wall, drawer and base units with LED lighting beneath. Quartz worktops give a real sense of luxury in the kitchen and have a tiled splashback above. Integrated dishwasher, oven and microwave combi, induction hob with extractor above. Space for an American fridge/freezer. Central island and seating area. Large through lounge diner with feature fireplace and bay window to the front. The conservatory to the rear gives further reception space and connects onto the rear garden. First floor: Three generously proportioned double bedrooms, all benefitting from fitted storage/wardrobe space. Bedroom four is a generous single bedroom however does comfortably fit a 3/4 double bed. Family bathroom with wash basin and W.C set within a fitted vanity unit, P shaped bath with glass screen and shower above, tiling to the floor and walls, heated towel radiator. Loft space ideal for storage otherwise ripe for conversion subject to the relevant building consents being obtained.

- FOUR BEDROOMS
- STUNNING KITCHEN
- OFF ROAD PARKING
- IDEAL FAMILY HOME
- EXCELLENT SCHOOLS CLOSE BY
- EASY ACCESS TO OPEN COUNTRYSIDE
- EARLY VIEWING ADVISED







## OUTSIDE

To the front is ample off street parking for two cars and steps lead down to the front facing entrance door. The rear garden is low maintenance with stunning Indian stone paving and artificial lawn. Large brick built store/potential garden room with power and light, formally the garage.

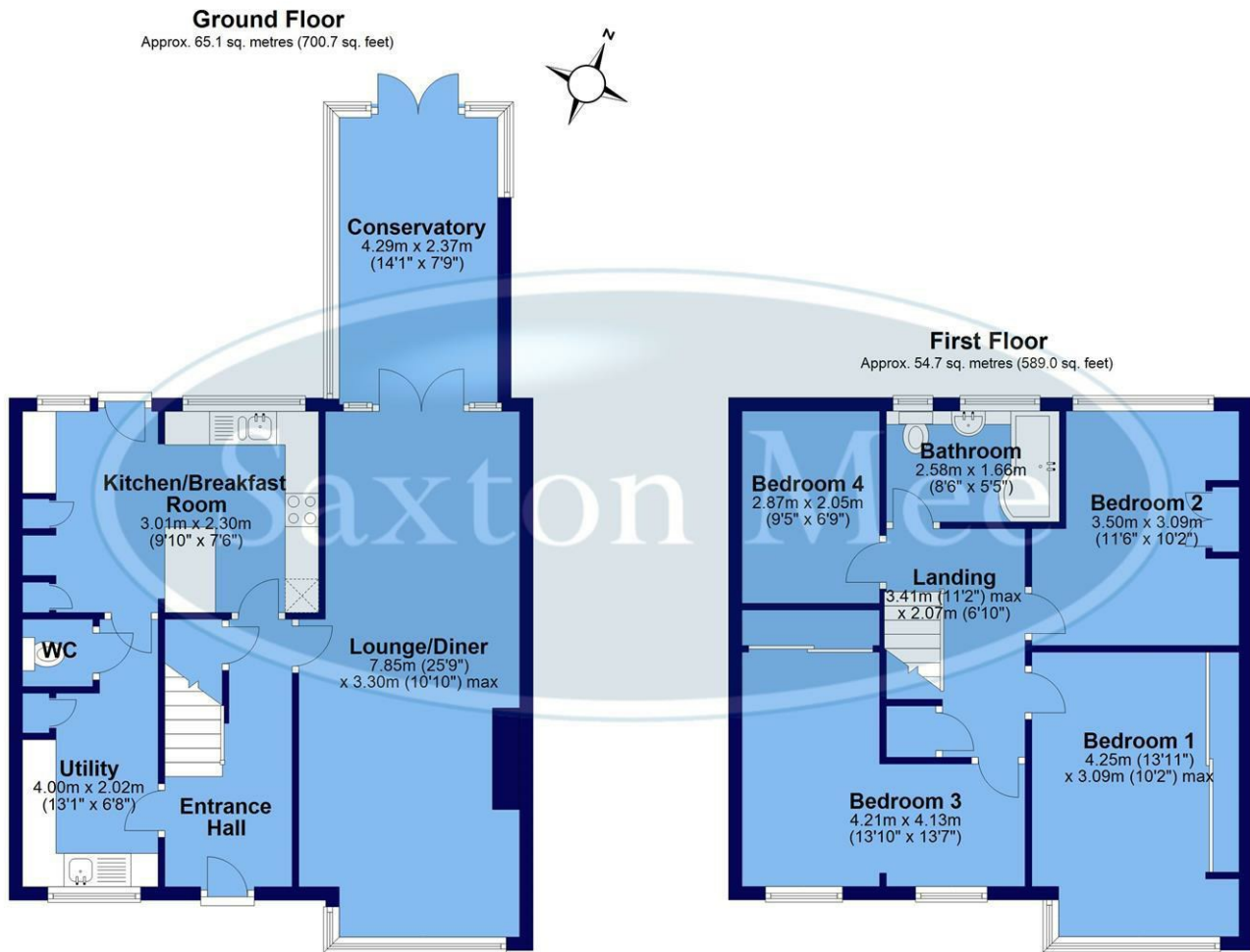
## LOCATION

The property occupies a quiet position set back from the road. Excellent transport links to the City Centre and beyond. Reputable schools close by, for both primary and secondary pupils. An array of local amenities in Stannington including Co-op superstore, independent bakery and green grocers, hairdressers, chemist and doctors surgery. Well regarded local pubs and restaurants. Beautiful country walks in both the Rivelin and Loxley valleys.

## VALUER

Lewis T. Hughes MNAEA

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. 119.8 sq. metres (1289.7 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-10) <b>G</b> Not energy efficient - higher running costs			
England & Wales		73	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-30) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		70	84