



Acorn Drive Stannington Sheffield S6 6ER
Offers In The Region Of £349,950

Acorn Drive

Sheffield S6 6ER

Offers In The Region Of £349,950

**** FREEHOLD **** Located on the cusp of open countryside on this popular residential development is this spacious three bedroom stone built detached home enjoying breath-taking views over the Loxley Valley. The property is maintained to a high standard throughout and benefits from double glazed windows and gas fired central heating throughout. Briefly, the accommodation comprises: Entrance lobby with downstairs W.C. Lounge to the front with feature gas fireplace and surround. Dining kitchen to the rear which was fitted in 2019 and has a range of wall, drawer and base units. Integrated oven and gas hob. Space for a washing machine and a fridge/freezer. Utility room. Leading off the kitchen is a bright and airy conservatory. Matching Karndine flooring covers the entirety of the ground floor with the exception of the lounge which is carpeted. To the first floor are three generously proportioned bedrooms, all of which have fitted wardrobes. Family bathroom having a modern suite comprising W.C, wash hand basin and larger than average bath with shower over. The bathroom was fitted in 2019 also. Loft space ideal for storage, having a pull down ladder, light and full boarding throughout. The loft space could be converted to form a fourth bedroom subject to the relevant building and planning consents.

- THREE BEDROOMS
- PROMINENT CORNER PLOT
- STUNNING COUNTRYSIDE VIEWS
- OFF ROAD PARKING AND GARAGE
- FREEHOLD





OUTSIDE

Occupying a prominent corner plot, the property enjoys a lawned garden to the front with rockery. Off road parking to the side leading to the garage with up/over door, power and light. To the rear is a fully enclosed garden which is generous in size and is bordered with a fence, benefitting from a lawn and patio seating area. The garden is child/pet friendly.

LOCATION

Ideally located for an array of local amenities in Stanington Village, well regarded Bradfield comprehensive school catchment area, public transport routes to Hillsborough with Supertram terminus and the city centre beyond. Access to stunning surrounding countryside in the Loxley Valley and Bradfield Dale.

VALUER

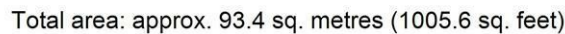
Lewis T. Hughes MNAEA

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.

Approx. 55.7 sq. metres (599.6 sq. feet)



Approx. 37.7 sq. metres (406.1 sq. feet)



www.saxtonmee.co.uk

