

Saxton Mee



Friar Close Stannington Sheffield S6 6EP
Guide Price £595,000

St Luke's
Sheffield's Hospice

Friar Close

Sheffield S6 6EP

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GUIDE PRICE £595,000-£625,000 ** BACK ON THE MARKET DUE TO UNFORSEEN CIRCUMSTANCES ** FREEHOLD ** Only upon an internal viewing can one appreciate this truly impressive, six bedroom, detached family home situated in this quiet cul-de-sac and commanding breathtaking rural views across the valley. The property benefits from uPVC double glazed windows, gas fired central heating and a favorable EPC report having an energy rating of C (potential B). In summary, the accommodation which is set over three floors comprises: Entrance hallway with cloakroom storage. Home office. Inner hallway with downstairs W.C. To the front is a fabulous kitchen/diner with sliding doors onto the front lawn, tiled flooring with underfloor heating installed and having a range of modern, contemporary units with NEFF appliances including two ovens, microwave combi oven, warming drawer, induction hob with extractor above, dishwasher and space for a freestanding American fridge/freezer. Through to the rear is the main family lounge measuring an impressive 6.28mx5.73m and enjoying the most spectacular of views from the Juliet balcony. An archway leads into the formal dining room. First floor: Master bedroom with en-suite bathroom with underfloor heating and fitted wardrobes, eaves storage. Bedroom two with eaves storage. Above the kitchen is further double bedroom, currently used as a games room by the owners and housing the combi boiler. Lower ground floor: Store room and separate utility room. Main family bathroom with tiling to the walls, bath, separate shower, wash basin, underfloor heating and W.C. Three further good sized bedrooms, two of which have fitted sliding wardrobes. There is ample loft storage space above bedroom six.

- SIX BEDROOMS
- TWO BATHROOMS WITH UNDERFLOOR HEATING
- SEPARATE STUDY
- FREEHOLD
- BEAUTIFULLY PRESENTED FAMILY HOME





OUTSIDE

To the front is a large driveway for several vehicles and offering potential to construct a double detached garage having planning permission already approved (REF: 15/00187/FUL). Front lawn with patio seating area and a range of established plants. A side path and steps lead to the fully enclosed, private rear garden with lawn, planted beds, patio seating area and access to the undercroft storage.

LOCATION

The property is ideally located for excellent amenities in Stannington village including Co-op superstore, well regarded fish and chip shop, independent local hardware store, bakery, hairdressers, chemist and much more. Regular public transport links to the City and beyond. Catchment area for Stannington Infants and Bradfield Secondary School. Beautiful country walks are located just a stones throw away in the Rivelin and Loxley Valleys, as well as vast open countryside in turn towards Bradfield.

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. 232.6 sq. metres (2503.4 sq. feet)

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Hillsborough
Stocksbridge**

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st luke's
Sheffield's Hospice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus)	A		
(B1-B1)	B		
(B9-B9)	C		
(D5-D4)	D		
(E9-E4)	E		
(F1-F8)	F		
(G1-G9)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		85	75
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A2 plus)	A		
(B1-B1)	B		
(B9-B9)	C		
(D5-D4)	D		
(E9-E4)	E		
(F1-F8)	F		
(G1-G9)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			