

Saxton Mee

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Oldfield Road Stannington Sheffield S6 6DX
Price £349,950

St Luke's
Sheffield's Hospice

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**** STUNNING PANORAMIC VIEWS ** FREEHOLD ** NO CHAIN **** Saxton Mee are delighted to present: A spacious three double-bedroom detached bungalow, situated in an elevated position on this extremely sought-after stretch of properties in the village of Stannington, which is located on the outskirts of Sheffield in S6. The property benefits from full detailed planning to extend into the loft space (REF: 21/02729/FUL), gas fired central heating and double glazing throughout. Briefly, the living accommodation comprises: Entrance porch/utility with sink and mixer tap, as well as plumbing for a washing machine. Entrance hall. Spacious breakfasting kitchen with a range of wall, drawer and base units, sink with mixer tap, built in double oven, gas hob and extractor over. Space for a fridge/freezer. Breakfast bar seating area. South facing lounge with truly breath-taking views over the garden and Rivelin valley, electric fire with surround and a door leads into the conservatory which is accessed by a Cast Iron spiral staircase. Bedrooms one and two are located on the ground floor, both are generous in size. Recently installed shower room comprising a modern suite of wash hand basin and large walk-in cubicle. Separate W.C. To the lower ground floor is a large basement spanning the entire floorspace of the bungalow, ideal for storage or as a workshop. To the front of the property is a large driveway with parking for two cars and access to the full-length garage with powered door. First floor: Bedroom three with masses of eaves storage. As per the plans enclosed within the advert, the planning permission would grant a further bedroom and second bathroom within the first floor, making the most of the space on offer.

- MASSES OF POTENTIAL
- SOUGHT AFTER LOCATION
- STUNNING RURAL VIEWS
- THREE DOUBLE BEDROOMS
- FREEHOLD





DEVELOPMENT POTENTIAL

Planning permission is granted for the erection of a large dormer window to the rear of the first floor, forming a further bedroom and second bathroom, making the property ideal for a family. The plans can be viewed in full on the SCC Planning Portal using Ref: (21/02729/FUL). A copy of the plans can also be obtained from the Estate Agent.

OUTSIDE

To the front, a block paved driveway provides ample off road parking for several vehicles, leading to the double garage with inspection pit, electric roller shutter door, power and light. Mature hedging and shrubbery provides privacy from the road. To the rear is a truly impressive backdrop behind an enclosed garden with a range of mature plants and borders, decked seating area, views over rolling countryside. The adjoining land is greenbelt.

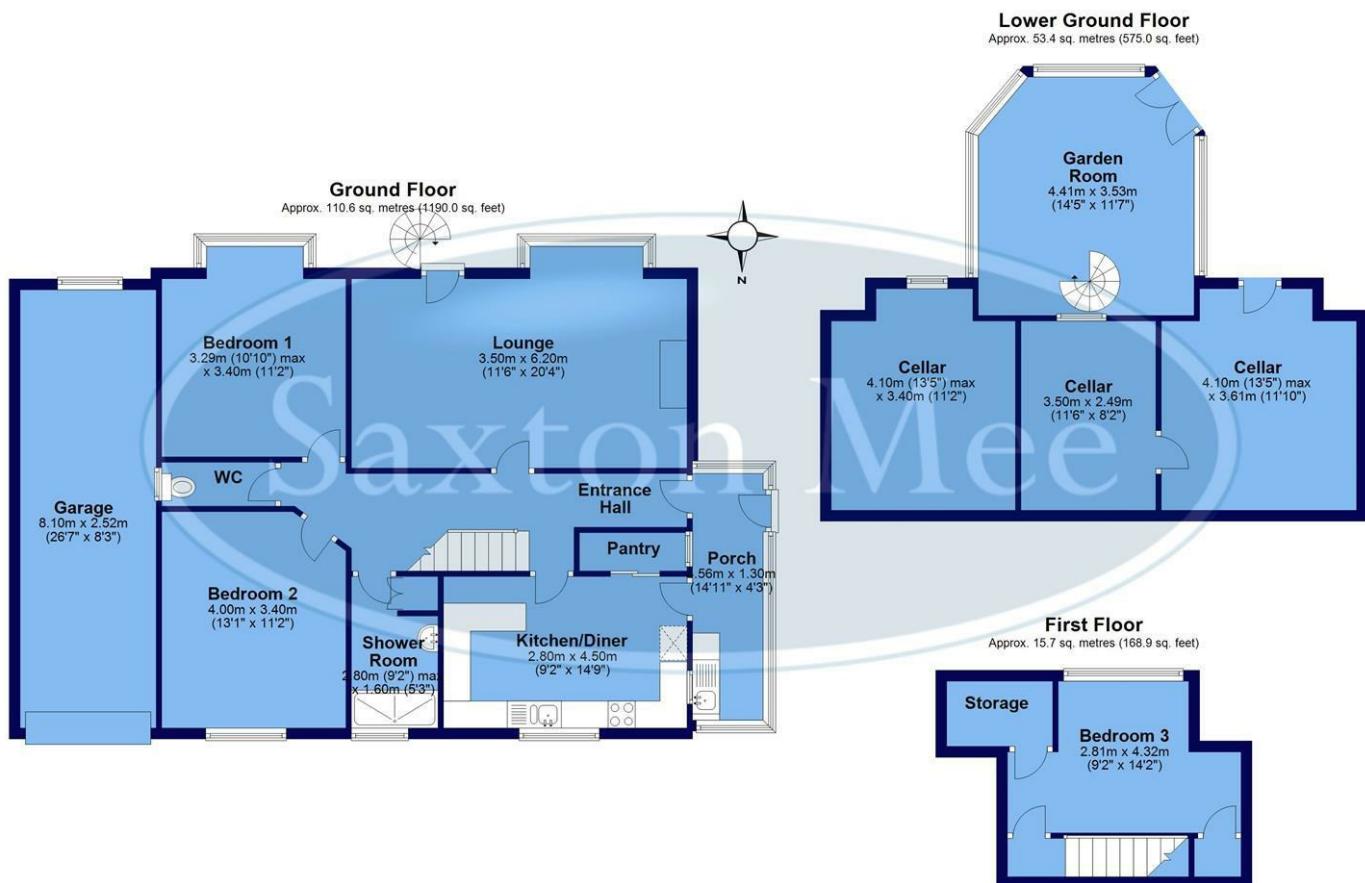
LOCATION

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. 179.7 sq. metres (1933.9 sq. feet)

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[onTheMarket.com](http://onthemarket.com)

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B3)	C
(D5-D6)	D
(E9-E10)	E
(F11-F12)	F
(G13-G14)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B1)	B
(B2-B3)	C
(D5-D6)	D
(E9-E10)	E
(F11-F12)	F
(G13-G14)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales