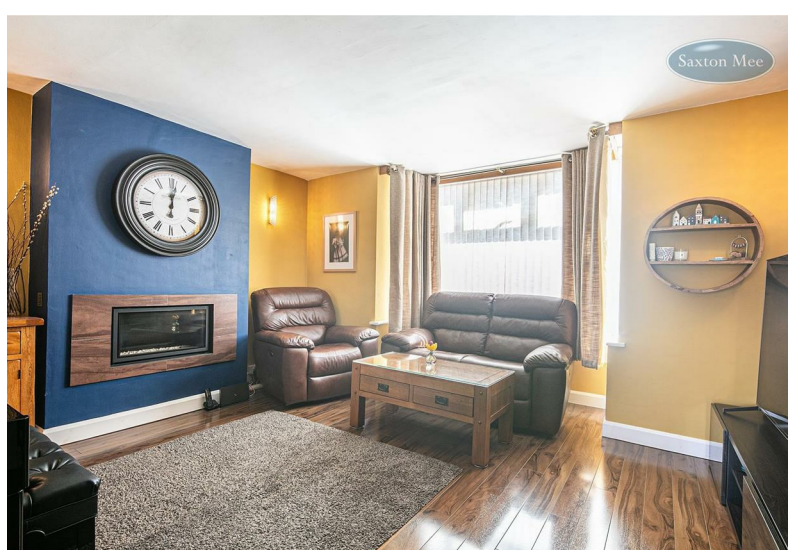


# Saxton Mee



**Fox Hill Road Birley Carr Sheffield S6 1BG**  
**Guide Price £290,000**

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Sheffield S6 1BG

**Guide Price £290,000**

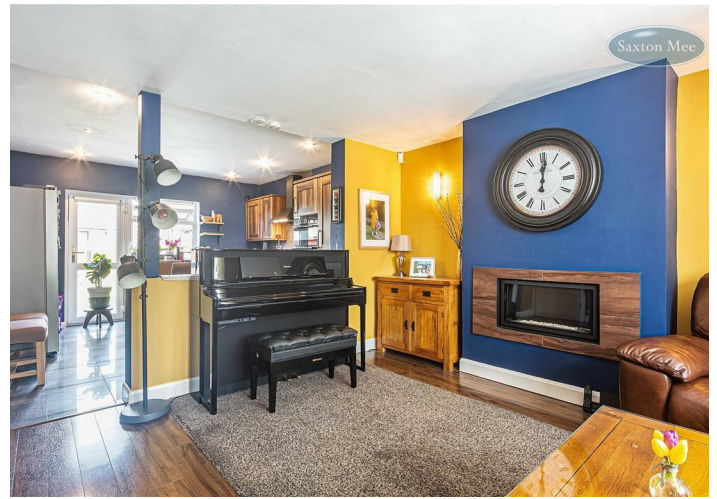
GUIDE PRICE £290,000-£300,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Viewing is essential to appreciate the accommodation on offer of this three bedroom bay fronted detached bungalow which enjoys a fully enclosed rear garden and benefits from an in-and-out sweeping driveway, an occasional loft room, a good sized garage with electric door and EV Charging Point, a garden room, uPVC double glazing and gas central heating.

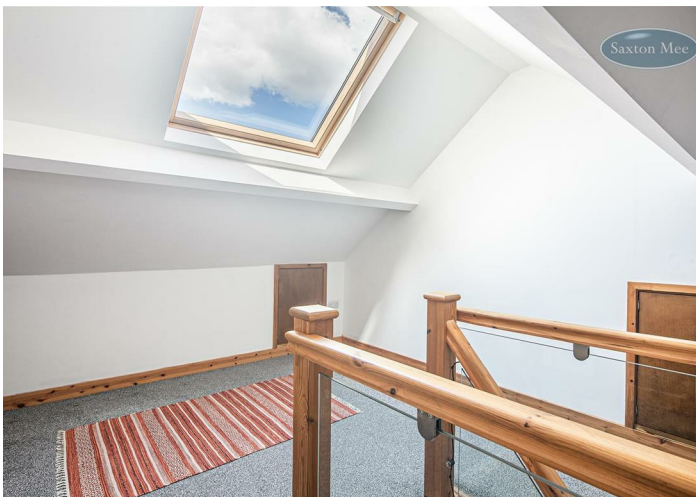
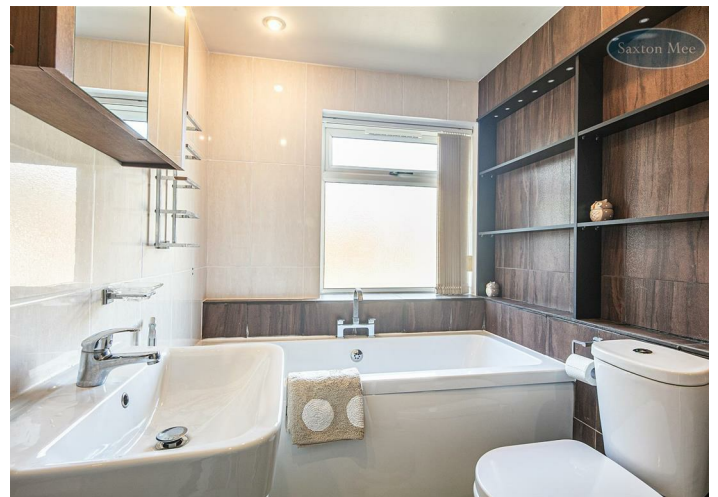
Tastefully decorated throughout, the living accommodation briefly comprises: enter via a front uPVC door into the entrance hall with steps rising to an occasional loft room which has a Velux window, eaves storage and new flooring.

From the entrance hall, there is access to the lounge and the dining kitchen. The lounge has a front facing bay window and wood effect laminate flooring. The focal point of the room is the living flame gas fire inset into the chimney breast. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above, dishwasher, fridge, freezer and washing machine.

A door then opens into an inner lobby with access into the three bedrooms and the family bathroom. The principal double bedroom has a bay window and the added advantage of an en suite shower room with a WC and wash basin set in a vanity unit. Double bedroom two is to the rear aspect and has wood effect laminate flooring. Bedroom three is to the rear aspect and is currently used as an office. The bathroom has a four piece suite including bath, shower cubicle with rainfall shower, WC and wash basin

- DETACHED BUNGALOW
- THREE BEDROOMS, THE PRINCIPAL WITH EN SUITE
- OPEN PLAN LOUNGE & KITCHEN/DINER
- FOUR PIECE SUITE BATHROOM
- LOVELY REAR GARDEN
- SUMMER HOUSE
- SWEEPING DRIVEWAY
- GOOD SIZED GARAGE
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- LOCAL AMENITIES & REGULAR PUBLIC TRANSPORT LINKS





**OUTSIDE**

To the front of the property is a low stone wall enclosing a large sweeping gravel driveway with in-and-out access points. Access down the side of the property leads to the fully enclosed rear garden which has a large patio, two wooden decked areas and a lawned garden. In the corner of the garden is a large pine summer house with double doors with glass panels, three further windows, electric, lighting and surround sound. There is also an outside electric point, lighting and a water tap.

From the rear there is access to a useful store and the garage. The store has electric and lighting with an opening leading into the garage with an electric door, lighting, electric and an EV Charging Point.

**LOCATION**

Located in the welcoming neighbourhood of Fox Hill, with an array of local amenities nearby, including supermarkets, Kilner Way Retail Park, shops, cafes, and well-regarded schools, making it ideal for families and professionals alike. For nature lovers, Back Edge is only a short walk or bike ride away, which gives open views across the valley and access to a network of public footpaths leading towards Beeley Wood, Birley Edge, Grenoside, Wheata Woods, Greno Woods, Wharcliffe Woods and beyond. Hillsborough Park is also nearby offering further green space for leisurely walks and outdoor activities. Excellent transport links, including frequent bus routes and proximity to Sheffield's tram network, provide convenient connections to the city centre and beyond.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band C.

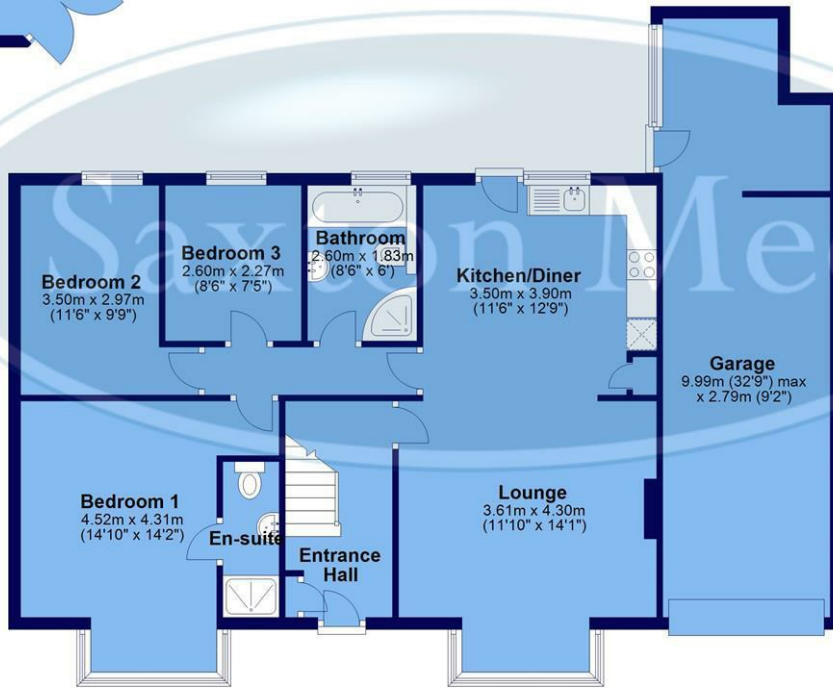
**VALUER**

Greg Ashmore 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.

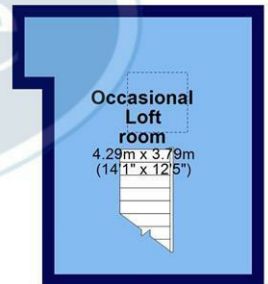
## Ground Floor

Approx. 107.6 sq. metres (1157.9 sq. feet)  
(excluding Garden Room)



## First Floor

Approx. 14.6 sq. metres (157.0 sq. feet)



Total area: approx. 122.2 sq. metres (1314.8 sq. feet)

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

**Crookes  
Hillsborough  
Stocksbridge**

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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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		61	77

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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		56	73