



4, Burnt Stones Grove, Sheffield, S10 5TU

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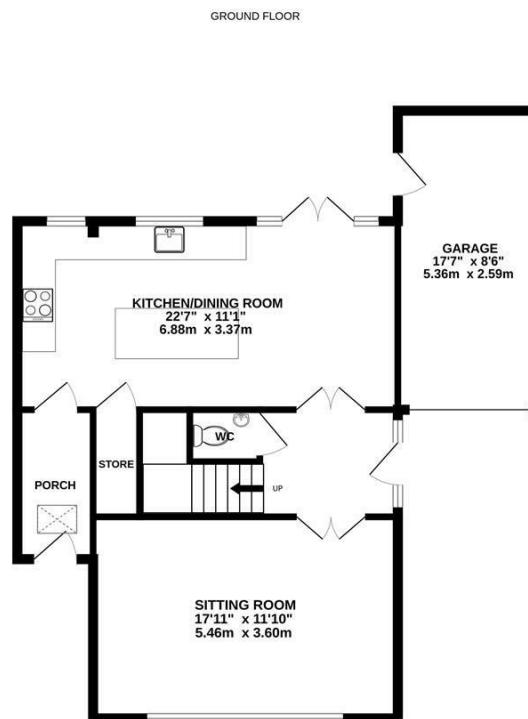
Description

A modernised 1960's detached found in the very desirable neighbourhood of Sandygate, on the edge of the city limits close to the beautiful surrounding countryside. Burnt Stones Grove is a popular and quiet cul de sac and number 4 occupies an east facing plot which commands a pleasing view over neighbouring gardens towards the valley beyond. This lovely home has recently undergone considerable improvements to ensure the next owner will inherit a much cared for and maintained property with modern fixtures and fittings in all the right places. The open plan kitchen features a large, Quartz topped island and provides a great space for entertaining or family meal times and the sitting room is also well proportioned and attractively presented. On the first floor the original design of four bedrooms and one bathroom has been adapted to now create three double bedrooms and two bath/shower rooms which include an ensuite to the principal bedroom. Externally there is a block paved driveway that can accommodate at least two vehicles and the larger than average garage has an electric door. To the rear of the garage there is a versatile garden studio which would be ideal for someone who works from home and, alongside the kitchen overlooks and accesses the pretty rear garden. All in all a fabulous home that requires little in the way of modernisation, combining an attractive finish and excellent energy retention with a great location close to highly regarded schools.

- Excellent EPC rating of B84 due to a new roof in 2021, replacement glazing in the UPVC frames, new combi boiler in 2022 and 5 Kilowatt solar panels that provide cheaper energy bills.
- Block paved off road parking for at least two cars and a single garage with a recently installed fibreglass roof and electric door.
- Home office/studio and garden store to the rear.
- Three double bedrooms.
- Two luxurious bath/shower rooms with contemporary tiling and sanitary ware.
- Fabulous, open plan dining kitchen overlooking the garden and featuring a large, Quartz topped island and integrated appliances.
- Spacious sitting room.
- Wide and welcoming reception hall, ground floor W.C, utility room and separate, walk in boot room/rear lobby.
- 800 year lease from 1966 at an annual ground rent of £38 (absent landlord so indemnity insurance will be required).
- Lovely views from the first floor and a pretty, low maintenance landscaped garden to the rear.





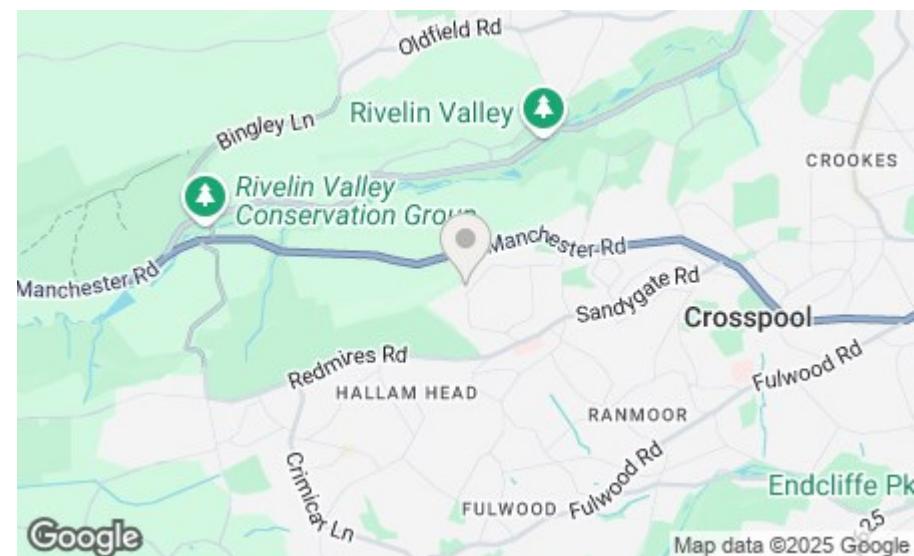


THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1178sq.ft. (109.0 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Prospective buyers should be aware that services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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