



2 Knowle Close, Stannington, Sheffield, S6 6BJ

Saxton Mee



## 2 Knowle Close

### Stannington

Offers Around

**£475,000**

A very well presented substantial, Four Bedroom detached family home with three good size bedrooms and a study and occupying a lovely position in this delightful cul de sac location.

This beautifully presented family home has been upgraded throughout by the current vendor over recent years and offers contemporary family living in this quiet well regarded area.

This lovely family home briefly comprises: Superb entrance hallway, utility room, downstairs w.c., superb fitted kitchen with integrated appliances, through lounge/dining room with bi-folding doors and an additional garden room. To the first floor there are three bedrooms and a fourth room which is used as a study. The bathroom is furnished with a white suite incorporating both a bath and separate shower cubicle, his and hers vanity unit with twin wash hand basins and a low flush w.c.

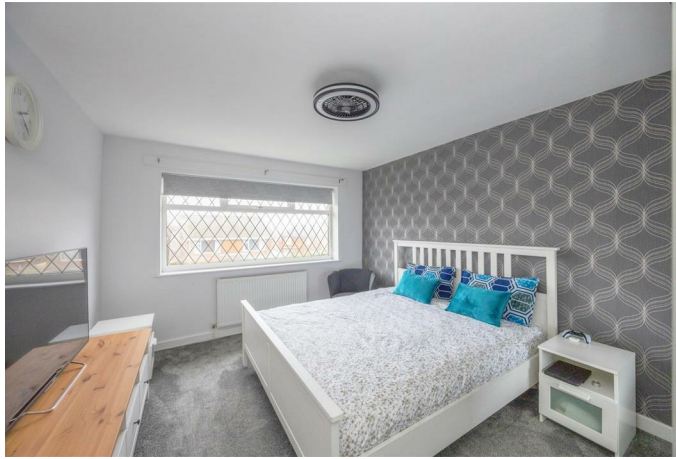
Externally the property has a driveway and gardens to the front side and rear which has potential to be converted into a double driveway. The garage has been turned into the utility room but still offers storage to the front. There is substantial space to the side offering ample space to extend further, (subject to the necessary consents).



- Three Bedrooms Plus Study
- Detached With Lots Of Space To Extend (Subject to Consents)
- Refurbished and Superbly Appointed Throughout
- Bi-Folding Doors Leading To Rear Garden
- Utility Room And Downstairs WC
- Cul De Sac Location
- Off Road Parking And Gardens To Front, Rear And Side
- EPC Rating D/Council Tax Band D
- Freehold
- Viewings Via Banner Cross Branch





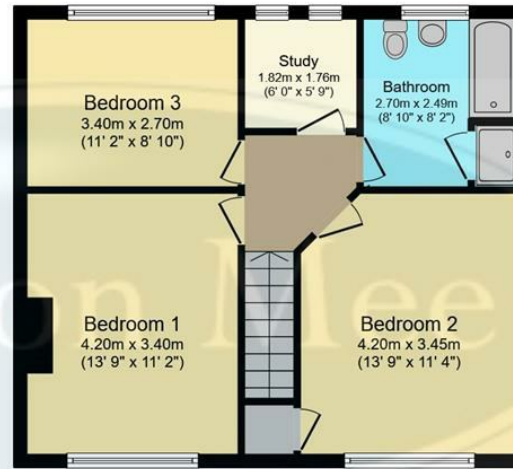






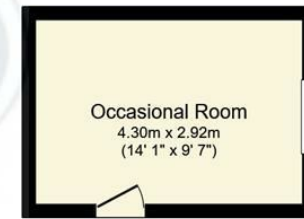
## Ground Floor

Floor area 62.6 sq.m. (674 sq.ft.)



## First Floor

Floor area 55.3 sq.m. (595 sq.ft.)



## Outbuilding

Floor area 12.8 sq.m. (137 sq.ft.)

**TOTAL: 130.7 sq.m. (1,407 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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