



Darley Grove Stannington Sheffield S6 6FT
Price Guide £450,000

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**** FREEHOLD ** PRICEGUIDE £450,000-£460,000****Situated in this highly sought after cul-de-sac in the heart of Stannington Village is this largely extended, five double bedroom detached home which is perfect for a family having excellent schools close by. The property has uPVC double glazing and gas fired central heating throughout, as well as benefitting from significant upgrades and modernisation in the last seven years. Briefly, the living accommodation comprises: entrance lobby with stairs rising to the first floor. Downstairs bedroom five, ideal for a dependent relative or teenager having it's own study space and en-suite shower room with wash basin, tiling to the floor and walls, W.C and underfloor heating. Large integral garage measuring 7.5m x 4.6m and utility area with electric roller shutter door and EV charging point for an electric car. To the rear of the property is a large conservatory providing further reception space to host and entertain. A large kitchen/diner spans the full width of the house and has a range of modern fitted units, integrated oven with electric hob and extractor hood above. Integrated dishwasher and fridge/freezer. Sink with mixer tap. To the front is the main family lounge with bay window and in turn from the inner lobby is a further reception room with downstairs W.C off and a door leading onto the garden. First floor: A bright and spacious landing with linen storage cupboard gives access to four large double bedrooms, the master having a stylish en-suite shower room with underfloor heating. The main family bathroom is newly installed and enjoys a stunning freestanding bath, wash hand basin, W.C and again benefits from underfloor heating. Loft space ideal for storage.

- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS
- LARGE INTEGRAL GARAGE
- OFF ROAD PARKING
- DESIRABLE CUL-DE-SAC LOCATION
- GOOD SCHOOL CATCHMENT





OUTSIDE

To the front is a block paved driveway with ample off street parking for two/three vehicles and in turn leading to the large integral garage measuring 7.5m x 4.6m with power, light, EV charging point for an electric car and electric roller door. To the rear is a private garden with lawn, block paved patio and BBQ area with hedging to the borders.

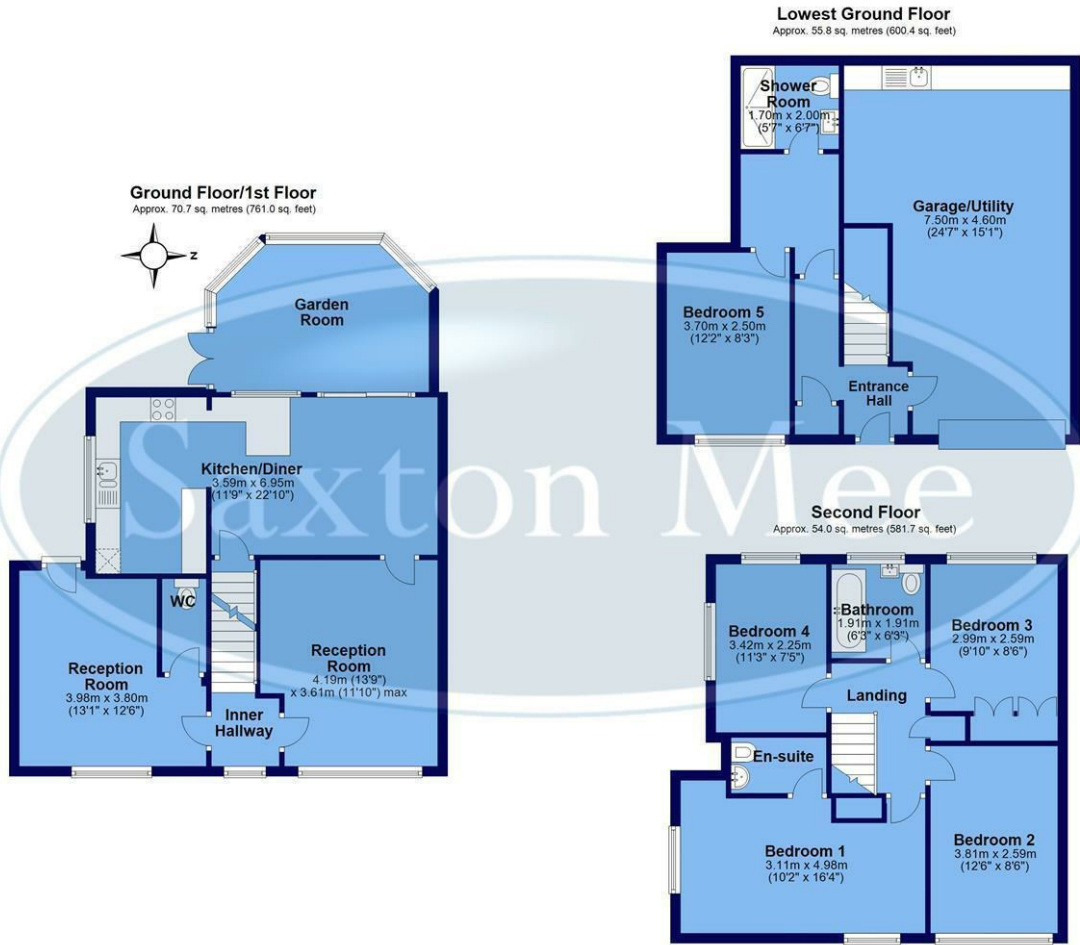
LOCATION

The property is ideally located for excellent amenities in Stannington 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. Well regarded local schools for pupils of all ages.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

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. 180.5 sq. metres (1943.2 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	84		