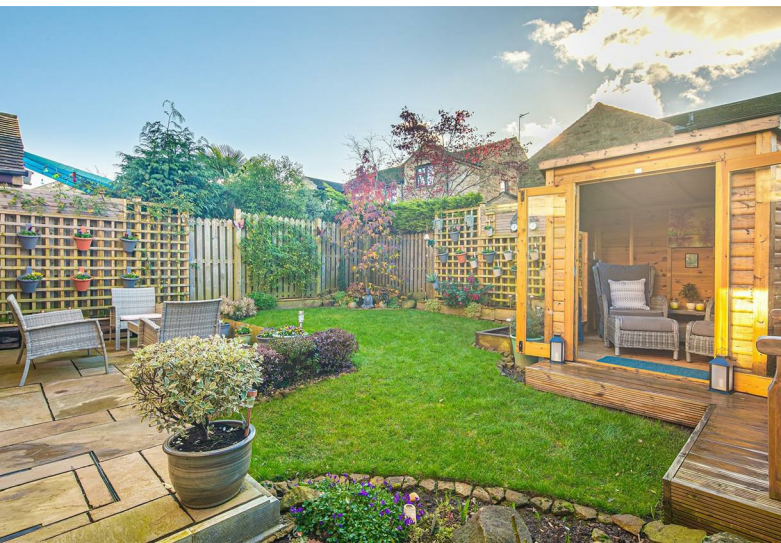


Saxton Mee



Flask View Stannington Sheffield S6 6FF
Offers In The Region Of £450,000



Flask View

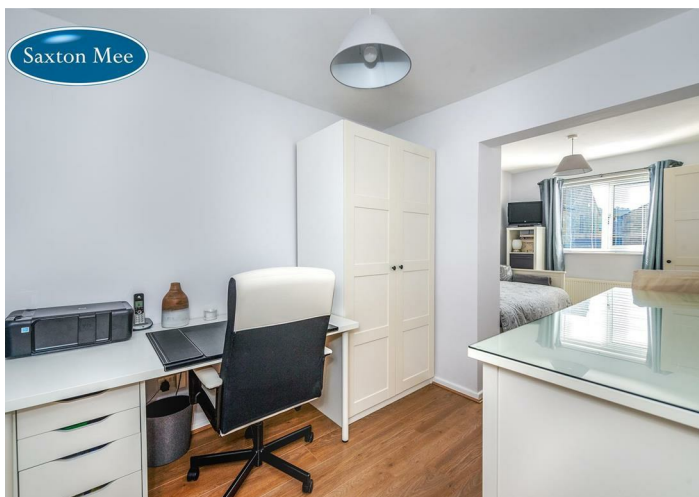
Sheffield S6 6FF

Offers In The Region Of £450,000

**** FREEHOLD ** REAR DOUBLE STOREY EXTENSION ** NO CHAIN **** Located in this quiet cul-de-sac position on this extremely popular development, just off Acorn Drive is this stunning, extended, four double bedroom, two bathroom detached property. The property enjoys lovely gardens to the front and rear and benefits from a driveway along-with an integral garage, summer house, uPVC double glazing and gas central heating. In brief, the spacious and well presented living accommodation comprises: front uPVC door which opens into the entrance hall with a cloak room, under stair storage cupboards and a downstairs WC. Access into the lounge, family room and the kitchen/diner. The well proportioned lounge has a large front window, while the focal point of the room is the marble fireplace and hearth with electric coal effect fire. Double doors open into the 'L' shaped family room and the kitchen/diner. The kitchen has a fantastic range of wall, base and drawer units with complementary work surfaces, one which incorporates the sink and drainer. There is space for a Range style cooker along-with integrated appliances including a fridge, freezer, dishwasher, washing machine and a tumble dryer. Ample space for a dining table and chairs. The room flows into a lovely seating area with uPVC French doors opening onto the rear garden providing a perfect extension for outside dining. From the entrance hall, a staircase rises to the first floor landing with access into the loft, the four bedrooms and the main bathroom. The master bedroom has two front facing bedrooms, quality limed oak flooring and an ensuite shower room including shower cubicle, WC and wash basin. Double bedroom two is again front facing with laminate flooring. Bedrooms three and four benefit from laminate flooring. Bedroom three comes with a study area. The family bathroom has a four piece suite including shower cubicle, bath with shower attachment, WC and wash basin.

- TWO STOREY EXTENSION AT REAR
- PERFECT FAMILY HOME
- FOUR DOUBLE BEDROOMS & TWO BATHROOMS
- SOUTH-WEST FACING GARDEN & SUMMER HOUSE
- DRIVEWAY & GARAGE
- FREEHOLD
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- CLOSE TO COUNTRYSIDE
- BEAUTIFULLY PRESENTED





OUTSIDE

A driveway to the front leads to the integral garage with a lawn to the side. Access down the side of the property to the fully enclosed rear garden. This lovely garden includes an Indian stone patio, lawn and summer house.

LOCATION

Located in this extremely popular development, just off Acorn Drive. Excellent local shops within the village including two supermarkets, hardware shop, etc. Local park. Superb catchment for good local infant, junior and secondary schools. Easy access to motorway. Sheffield city centre is approximately 5 miles.

MATERIAL INFORMATION

The property is Freehold.
The property is currently Council Tax Band D.

VALUER

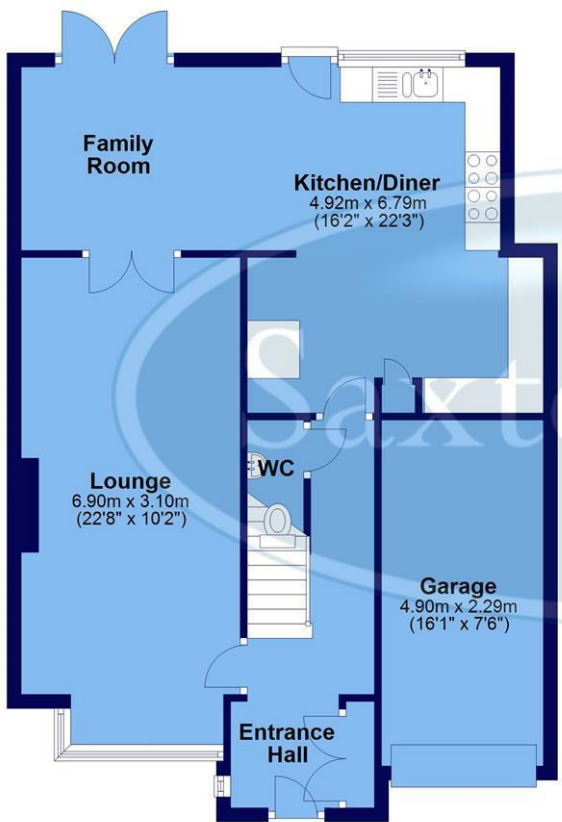
Greg Ashmore MNAEA

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.

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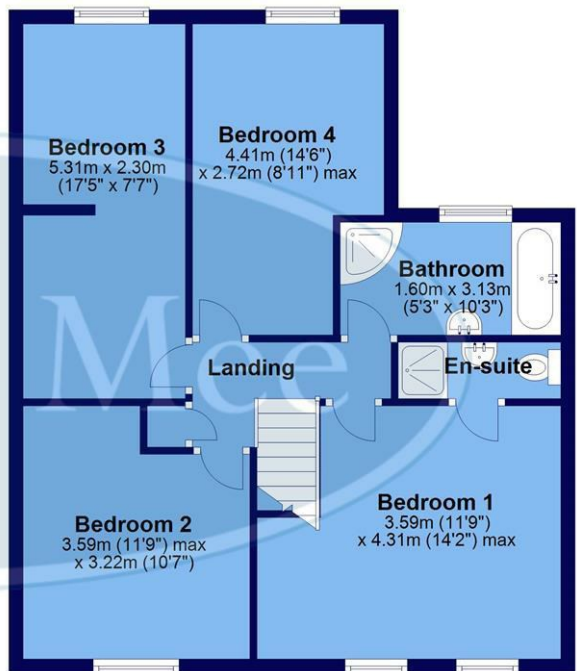
Ground Floor

Approx. 71.5 sq. metres (769.4 sq. feet)



First Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



Total area: approx. 133.1 sq. metres (1432.2 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-49)	C		
(39-34)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	