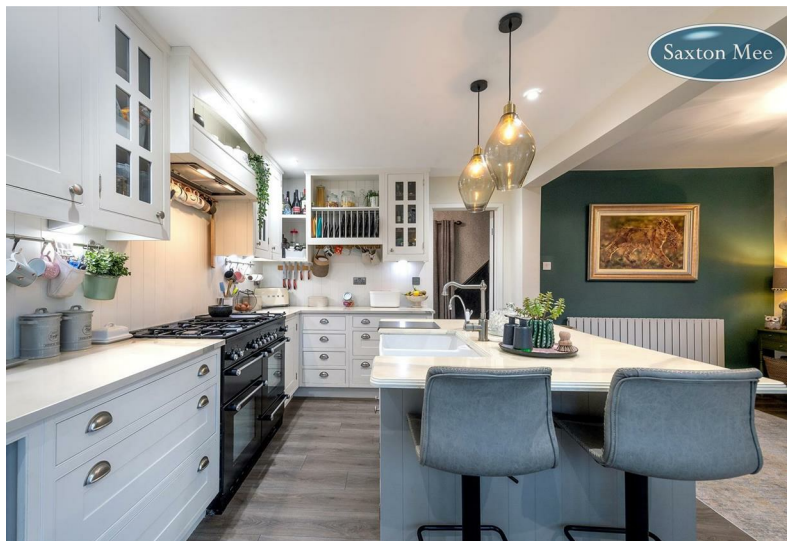


Saxton Mee



Spout Spinney Stannington Sheffield S6 6EQ
Guide Price £450,000

Spout Spinney

Sheffield S6 6EQ

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GUIDE PRICE £450,000-£460,000 ** WEST FACING REAR GARDEN ** Viewing is essential to appreciate the accommodation on offer of this stone built, four bedroom detached property which enjoys impressive rear views along-with a substantial west facing, landscaped garden and benefits from a modern boiler, gas central heating, uPVC double glazing and a garage with parking space. Located in this quiet cul-de-sac position on this extremely popular development, just off Acorn Drive the property is ideal for easy access to Sheffield City Centre, well regarded local schools and open countryside. The property has been renovated to a high standard and is a credit to the current owner, including but not limited to a new kitchen and bathroom, new glazing to the rear, a rewire, internal doors, a landscaped garden and a new electric garage door. In brief, the well presented living accommodation comprises front door which opens into the entrance hall with a downstairs WC and under stair storage cupboard. Access into the good size study with fitted cupboards. The hub of this home is the fantastic open plan living. The kitchen to one end has a range of wall, base and drawer units with a complementary work surface. There is space for a Range style cooker and a large island which incorporates the double Belfast sink. The dining area is perfect for enjoying the views over the rear garden and beyond. The stunning living area has bi-fold doors which open onto the rear garden, making this a bright and airy space, while the cast iron stove is the centrepiece of the room. From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms and the family bathroom. Bedrooms one, two and three are all double in size and enjoy the stunning outlook. Bedroom four is a good size single. The bathroom comes with a modern three piece suite including bath with overhead rain head and rinse head riser shower, Bespoke Corian top/shelf incorporating the WC and wash basin.

- EARLY VIEWING ADVISED
- PERFECT FAMILY HOME WITH FANTASTIC OPEN PLAN LIVING
- WEST FACING LANDSCAPED GARDENS ENJOYING VIEWS OVER OPEN COUNTRYSIDE
- FOUR BEDROOMS
- GARAGE
- BEAUTIFULLY PRESENTED



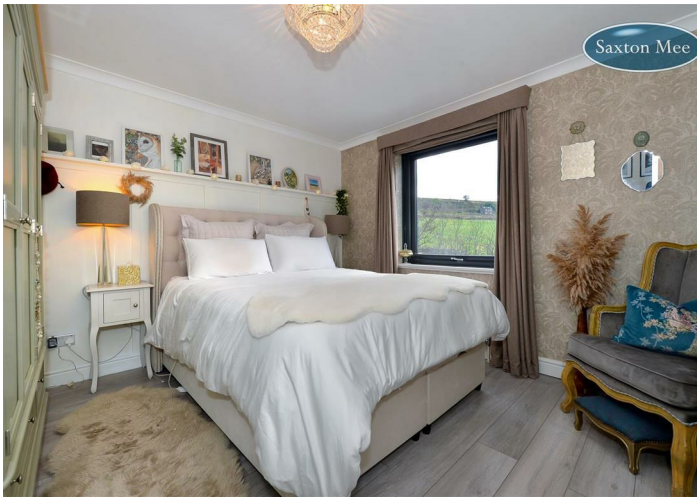
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OUTSIDE

The property has an integral garage with new electric door and a rear door. Parking space in front of the garage. To the rear is a west facing garden, enjoying the sun all day and is perfect for enjoying the views over open countryside. There is a large patio and with a lawn. Steps lead down to a further patio and an artificial lawn.

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 Leasehold with a term of 200 years running from 1976. Ground Rent £15.00 per quarter.
The property is currently Council Tax Band D.

VALUER

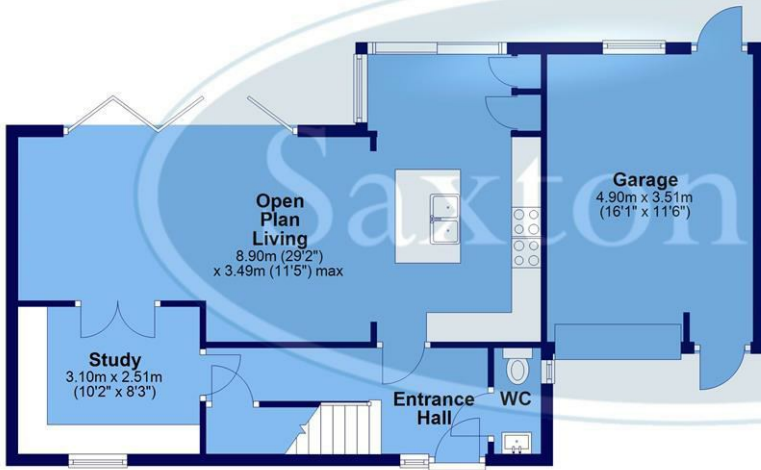
Chris Spooner

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.



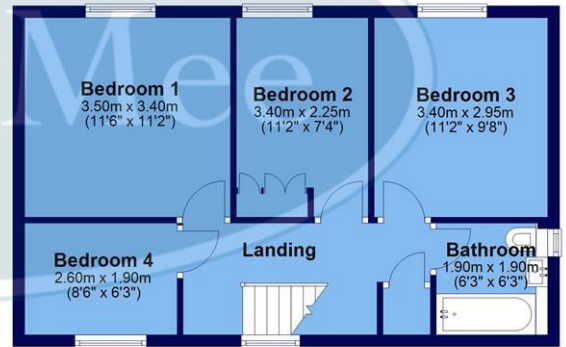
Ground Floor

Approx. 69.9 sq. metres (752.1 sq. feet)



First Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



Total area: approx. 117.9 sq. metres (1269.2 sq. feet)

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

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Hillsborough
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(20-10)	G		
Not energy efficient - higher running costs		72	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	