



High Matlock Road Stannington Sheffield S6 6AS
Offers Around £730,000

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****NEW BUILD DETACHED HOUSE ** FREEHOLD **** Welcome to High Matlock Road, Stannington, Sheffield - a stunning location for this impressive new build detached house. Boasting a superb open plan kitchen and dining room, a generously proportioned lounge, five bedrooms and three bathrooms, this property offers ample space for comfortable living. There is a driveway providing extensive parking, a double garage, solar panels and a large garden.

Situated in the picturesque area of Stannington, this new house is perfect for those seeking a modern and stylish home. With its contemporary design and new age, this property is ideal for anyone looking for a fresh start in a beautiful setting.

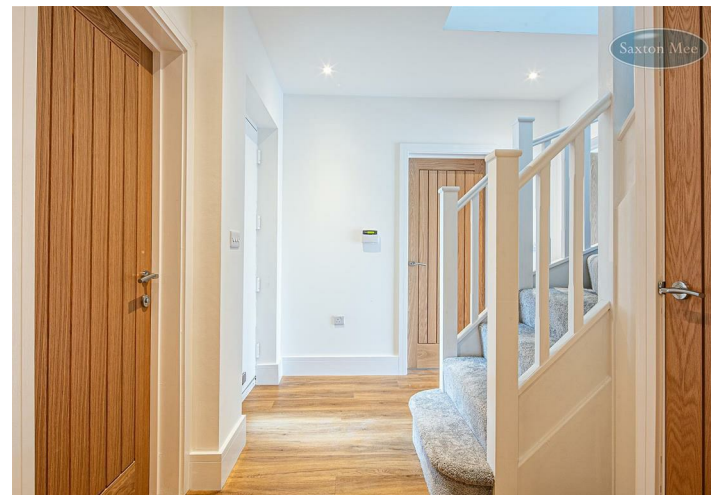
The five bedrooms provide plenty of room for a growing family or for those who enjoy having guests over. The three bathrooms ensure convenience and comfort for all residents, making busy mornings a breeze.

Located in a sought-after area, this new build property offers the perfect blend of tranquillity and convenience. Whether you're looking to relax in the spacious reception room or enjoy the privacy of the detached house, this property has something for everyone.

Don't miss out on the opportunity to make this new build house your home sweet home in the heart of Stannington. Book a viewing today and step into your future in this beautiful property on High Matlock Road.

- FABULOUS FAMILY HOME
- EXTENSIVE PARKING & SUPERB GARDEN WITH A DECKED TERRACE
- DOUBLE GARAGE
- STUNNING OPEN PLAN KITCHEN & DINING ROOM
- DOWNSTAIRS WC, UTILITY & STUDY
- FIVE BEDROOMS & THREE BATHROOMS
- SOUGHT-AFTER-LOCATION





OUTSIDE

To the front of the property is a driveway providing extensive parking, this in turn leads to the double garage. There is a lawn garden and path leading to the front entrance door. To the rear of the property is a superb garden featuring a lawn, a composite decked terrace and patio.

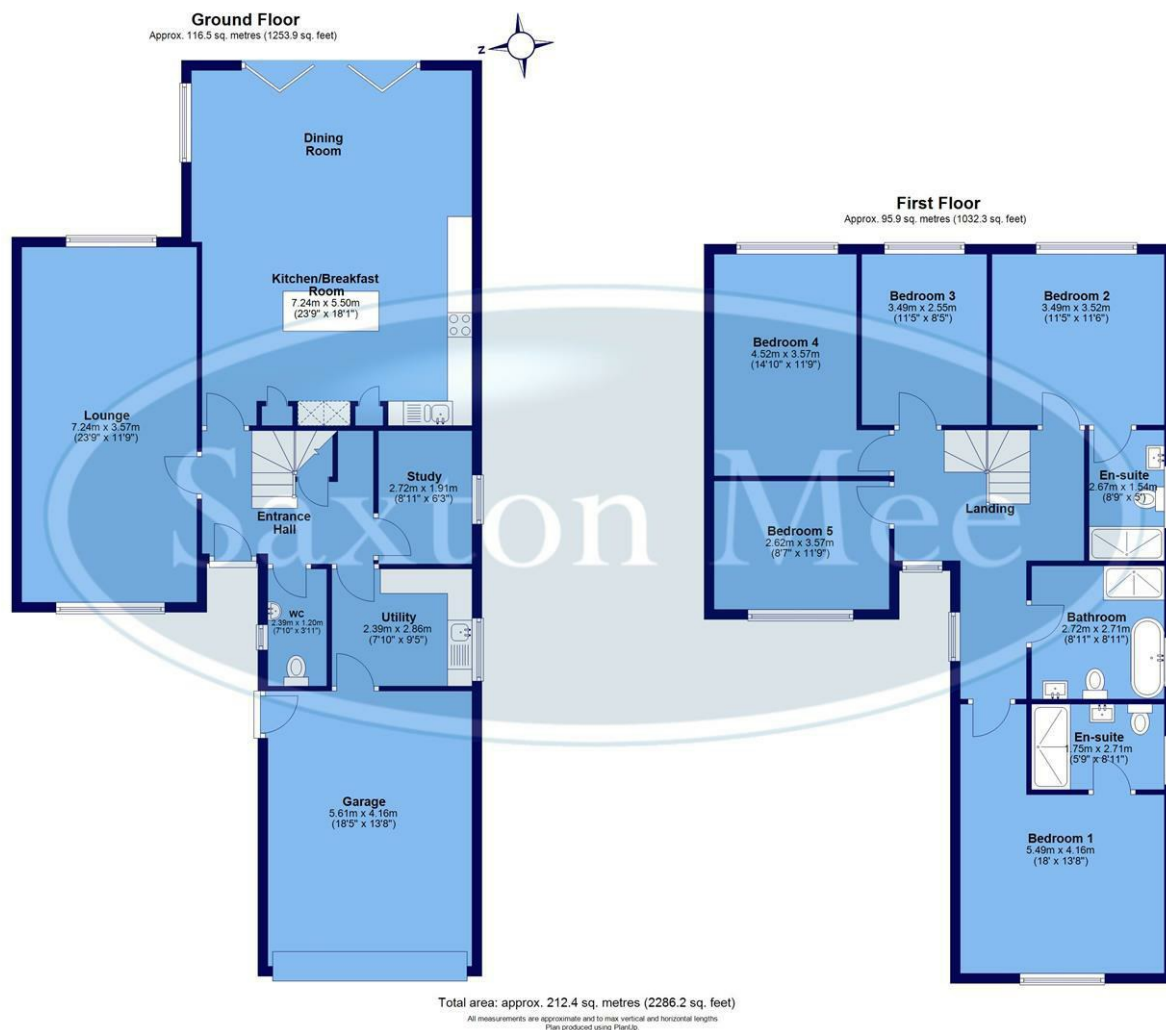
LOCATION

High Matlock Road is a fantastic location due to its key road access and local amenities. With plenty of eateries, green space and shops in the surrounding areas. Stanington Park being within walking distance, perfect for dog walkers.

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.



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Energy Efficiency Rating	
Current	Potential
97	97
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) 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	