



High Matlock Road Stannington Sheffield S6 6AS
Offers Around £365,000

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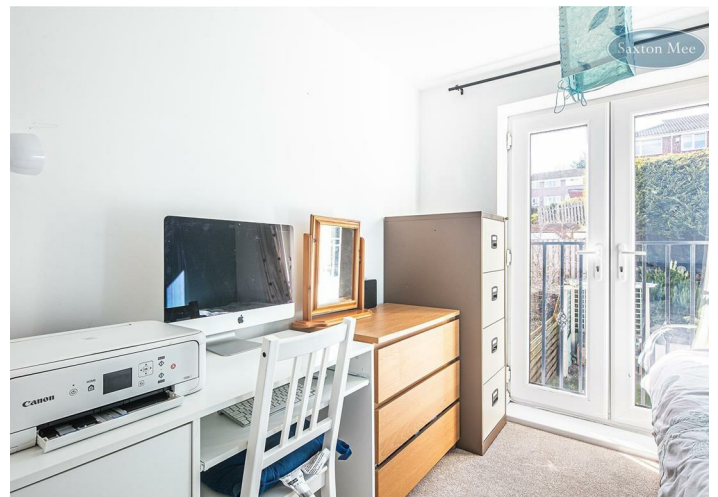
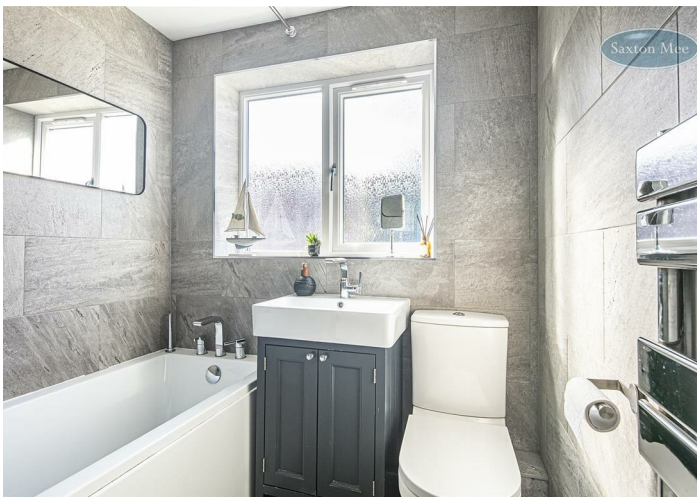
**** WEST FACING REAR GARDEN **** This impressively extended four bedroom detached family home is located on a quiet no-through road within the popular suburb of Stannington S6, well presented throughout the property benefits from a spacious kitchen/diner, two bath/shower rooms, a west facing landscaped garden, a garage, driveway, and an EV charging point.

On the ground floor the accommodation briefly comprises front door which opens into the entrance hall which has engineered oak flooring and access into the lounge. The good sized lounge has a large front window allowing natural light to flow through the room and double doors which opens into the kitchen/diner which has built-in alcove shelving, a contemporary gas fire and uPVC doors opening onto the rear garden, a perfect extension for outside dining. The kitchen has a range of high gloss wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. There is space for a Range style cooker, fridge freezer along with an integrated dishwasher. There is a downstairs WC/cloakroom and access to the integral garage.

From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms and the main bathroom. The large master bedroom has fitted wardrobes/dressing area and the added advantage of an ensuite shower room with WC and wash basin. Double bedroom two is to the front aspect. Double bedroom three overlooks the rear garden. Bedroom four has uPVC doors opening to a balcony. The family bathroom has a white three piece suite including a bath with overhead shower. WC and wash basin set in a vanity unit.

- IMPRESSIVELY EXTENDED
- FOUR GOOD SIZED BEDROOMS
- TWO BATH/SHOWER ROOMS
- SUPERB SIZED KITCHEN DINER
- WELL PRESENTED THROUGHOUT
- WEST FACING LANDSCAPED GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES
- ELECTRIC VEHICLE CHARGING POINT
- POPULAR QUIET LOCATION
- NO THROUGH ROAD





OUTSIDE

To the front of the house there is a small strip of lawn area along with a driveway which allows offroad parking for two vehicles. At the rear there is a west facing garden which has a lawn area, a decked patio area, and a rockery which is full of established plants and shrubs.

LOCATION

High Matlock Road is located within the popular suburb of Stannington which is an ideal area for families having excellent local amenities including local schools. With plenty of eateries, green space and shops in the surrounding areas, and Stannington Park being within walking distance, perfect for dog walkers.

MATERIAL INFORMATION

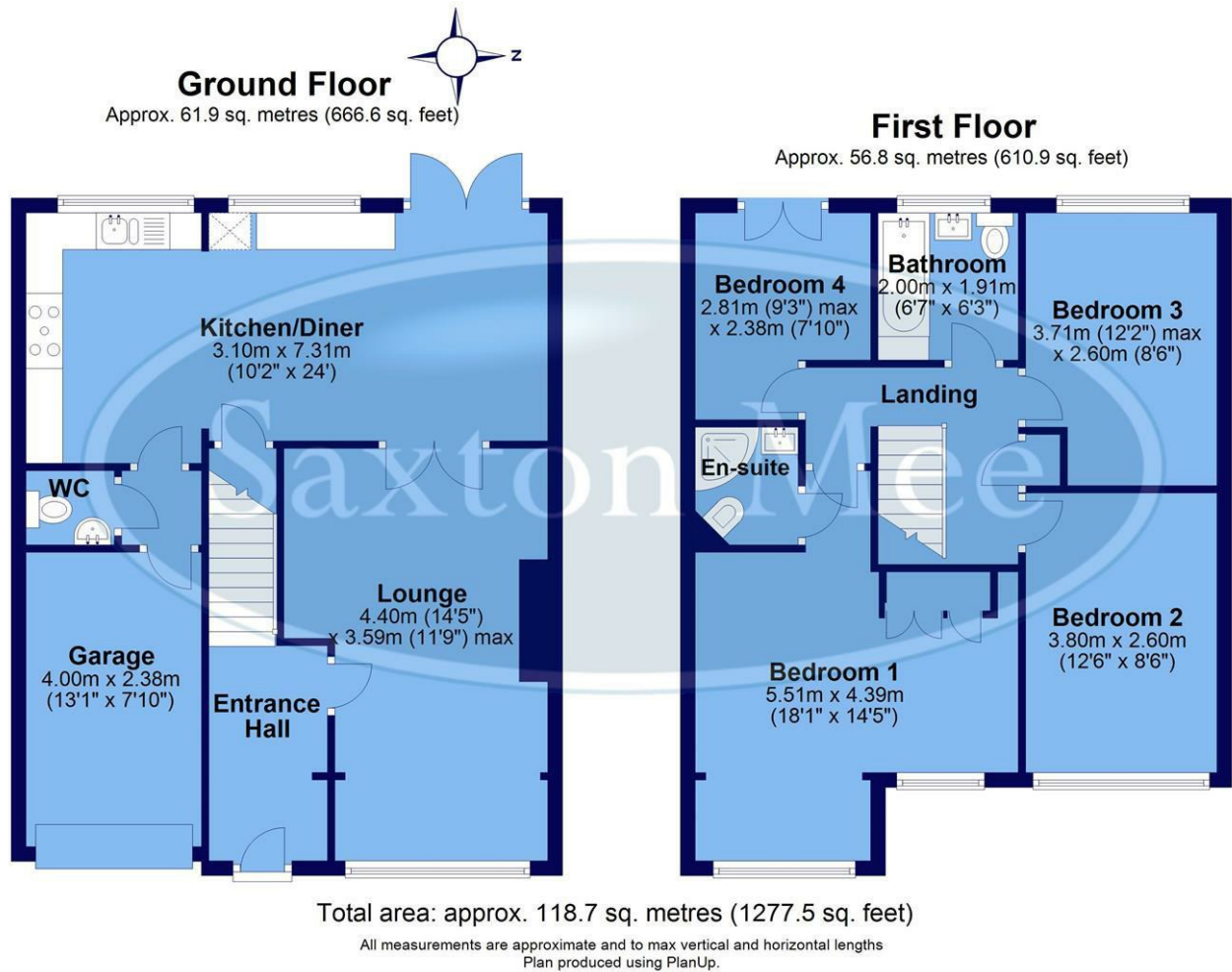
The property is Leasehold with a term of 300 years running from the 25th March 1980.

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.



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