

Saxton Mee



Rookery Rise Deepcar Sheffield S36 2NB
Guide Price £400,000

Rookery Rise

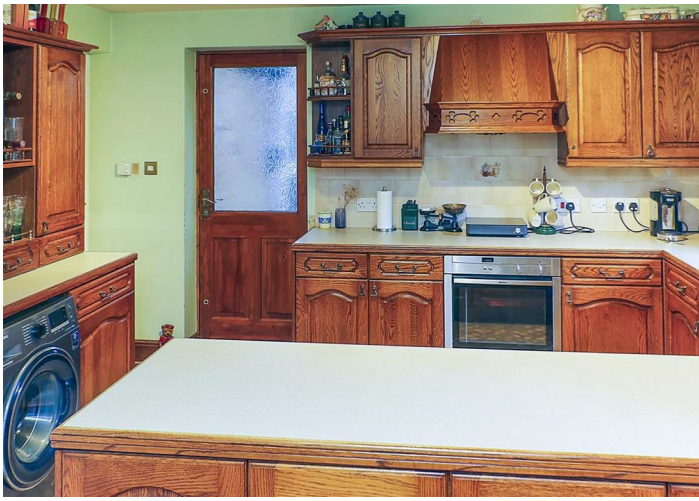
Sheffield S36 2NB

Guide Price £400,000

GUIDE PRICE £400,000-£425,000 ** SOUTH FACING REAR GARDEN ** FREEHOLD ** Situated at the end of this quiet cul-de-sac position on this highly sought after estate is this deceptively spacious four bedroom, two bathroom, two reception room detached property which enjoys gardens to three sides and benefits from a triple driveway, double integral garage, wooden double glazing and gas central heating. In brief, the spacious living accommodation comprises: front door which opens into the entrance hall with a downstairs WC and access into the lounge and kitchen/breakfast room. The lounge to the front has a lovely bay window allowing lots of natural light, while the focal point is the gas fire. Double doors then open into the dining room with sliding patio doors opening onto the rear, a perfect extension for outside dining. The kitchen and breakfast room has a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. Integrated appliances include electric oven with extractor above, fridge, freezer along-with housing and plumbing for a washing machine. Ample space for a dining tables and chairs and a side entrance door. A door opens into the double integral garage with up and over doors, electric and lighting. From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space, airing cupboard, the four bedrooms and the family bathroom. The master bedroom to the front benefits from fitted wardrobes, a walk through dressing room again with fitted wardrobes and an ensuite bathroom including bath with electric shower, WC and wash basin set in a combination unit. Bedrooms two, three and four all benefit from fitted wardrobes and enjoys the views over the rear garden. The family bathroom comes with a four piece suite including bath, separate shower cubicle, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- SPACIOUS ACCOMMODATION THROUGHOUT
- TRIPLE DRIVEWAY & DOUBLE GARAGE
- FOUR BEDROOMS, THE MASTER WITH DRESSING ROOM & EN SUITE
- SOUTH FACING REAR GARDEN
- LOUNGE, DINING ROOM & BREAKFAST KITCHEN





OUTSIDE

Front garden with a triple driveway which leads to the double garage. A lawned garden to the side continues to the rear and the south facing garden with a patio and lawn.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

MATERIAL INFORMATION

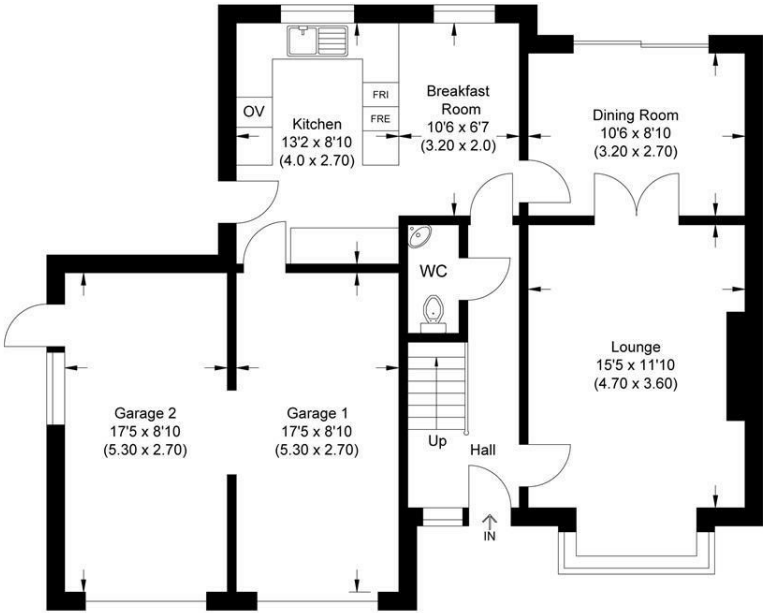
The property is Freehold and currently Council Tax Band E.

VALUER

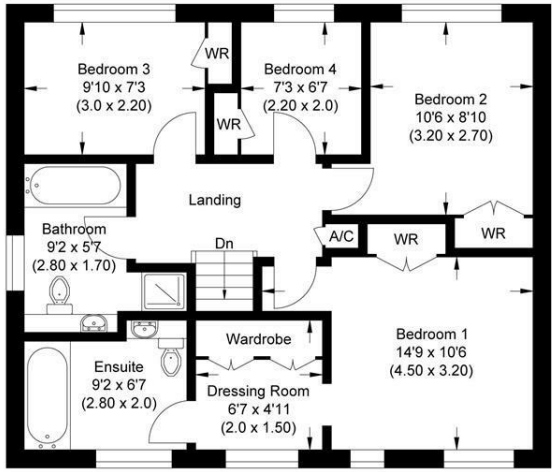
Greg Ashmore MNAEA

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.

Approximate Gross Internal Area
 146.63 sq m / 1578.31 sq ft
 (Includes Garage)
 Garage Area 29.42 sq m / 316.67 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
 82 Middlewood Road, Sheffield S6 4HA
 462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
 T: 0114 231 6055
 T: 0114 287 0112

www.saxtonmee.co.uk

