



Samuel Fox Avenue, Deepcar, Sheffield, S36 2AF



**Guide Price £340,000**

**GUIDE PRICE £340,000-£350,000 \*\* NO CHAIN \*\* PARKING & GARAGE \*\* FREEHOLD \*\*** Situated on this highly regarded development is this spacious and well presented four bedroom, two bathroom detached property which enjoys a landscaped rear garden. Built in 2016 the property benefits from off-road parking, a detached garage, uPVC double glazing and gas central heating. Situated in the popular area of Stocksbridge on the outskirts of Sheffield local amenities in Fox Valley Shopping Centre and Stocksbridge high street are minutes away. In brief, the living accommodation comprises: composite entrance door which opens into the entrance hall with an under stair storage cupboard and downstairs WC. Attractive flooring runs into the lounge with a bay window filling the room with natural light. Open plan kitchen with dining area. The kitchen has a modern range of wall and base units with a complementary work surface which incorporates the sink and drainer. A central island with a work surface incorporates the four ring hob with extractor above. Integrated appliances include electric oven, dishwasher, fridge and freezer. Housing and plumbing for a washing machine. Ample space for a dining table and chairs. Side composite entrance door and three bi-fold doors open on the patio perfect for outside dining. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, storage cupboard and the four bedrooms. The master bedroom benefits from an air conditioning unit and en suite shower room comprising shower cubicle, WC and wash basin. Three piece suite bathroom in addition comprising bath, WC and wash basin.





## OUTSIDE

Front lawn garden and access to the entrance door. Access down the side of the property leads to the landscaped rear garden which comes with a patio and a large artificial lawn. To the rear is a driveway providing off-road parking which leads to the single, stone built detached garage which has boarded roof storage space above.

## LOCATION

The estate comes with its own playground. 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.

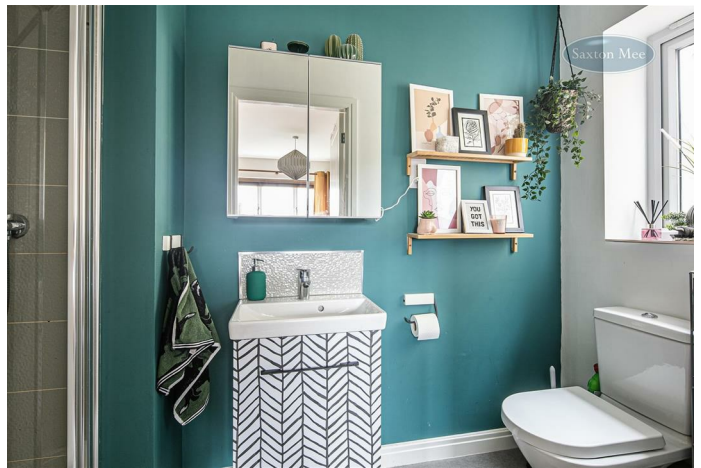
## NOTES

The property is Freehold and currently Council Tax Band D.

## VALUER

Greg Ashmore MNAEA

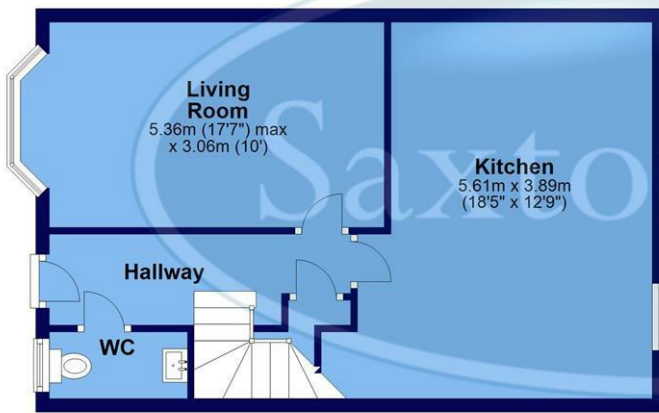






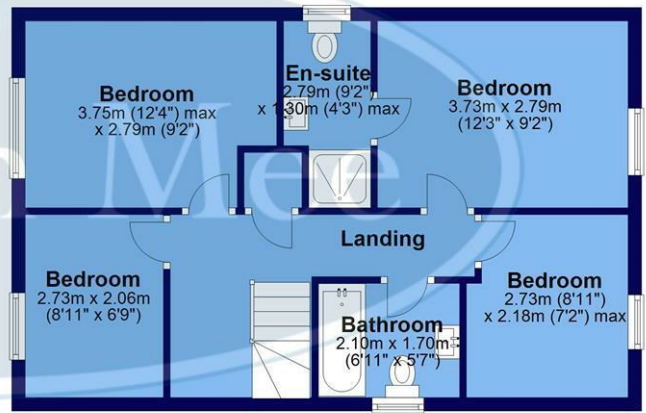
### Ground Floor

Approx. 50.7 sq. metres (545.4 sq. feet)



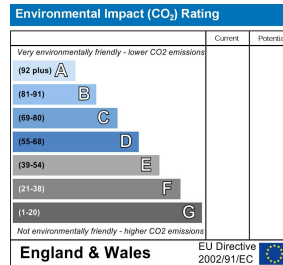
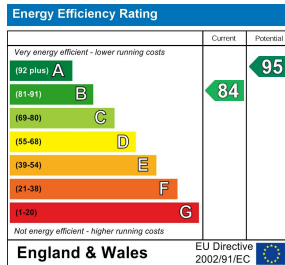
### First Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



Total area: approx. 101.1 sq. metres (1087.9 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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