

# Saxton Mee



**Bracken Moor Lane Stocksbridge Sheffield S36 2AN**  
**Offers Around £340,000**



# Bracken Moor Lane

Sheffield S36 2AN

Offers Around £340,000

**\*\* FREEHOLD \*\*** Built in 2016 is this well proportioned, four bedroom, two bathroom detached property which enjoys a large rear garden and benefits from a driveway providing off-road parking along-with an allocated, signed parking space, garage, 10 solar panels, uPVC double glazing and gas central heating. Perfect for a family this well presented and spacious accommodation briefly comprises: front uPVC door which opens into the entrance hall with quality hard wood flooring and spot lights to the ceiling. Downstairs WC and an under stair storage cupboard. Access into the lounge and kitchen/diner. The good size lounge to the front has a large window allowing natural light and wooden flooring with underfloor heating which continues throughout the ground floor. The hub of this family home is the open plan kitchen/diner. A modern contemporary kitchen with quality high gloss wall, base and drawer units with complimentary work surfaces, one which incorporates the stainless steel sink, drainer and the four ring hob with extractor above. Fully integrated with appliances including a fridge, freezer, dishwasher, washing machine, wine cooler, microwave and electric oven. Hard wood flooring. There is ample space for a dining table and chairs. Feature LED lighting to under cupboards and wall units and spot lights to ceiling. uPVC French doors open onto the rear garden. From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space which provides useful storage, the four bedrooms and the main bathroom. The master to the front has access to an en suite shower room including walk-in electric shower, WC and wash basin. Bedroom two is a good size double, has a front facing window and French doors opening onto a Juliet balcony. Double bedroom three is rear facing. Bedroom four is rear facing and currently used a study. The family bathroom has a four piece suite including a walk-in shower.

- EARLY VIEWING ADVISED
- FOUR BEDROOMS & TWO BATHROOMS
- WELL PRESENTED & SPACIOUS ACCOMMODATION
- LOVELY FAMILY HOME
- GOOD SIZE REAR GARDEN
- DRIVEWAY, ALLOCATED PARKING SPACE & GARAGE







**OUTSIDE**

To the front is a low wall which encloses a forecourt which sets the property back from the road. A driveway provides an off-road parking space, which leads to the integral garage with up and over door, electric and lighting and houses the gas boiler. Allocated, signed parking space next to number 21. Accessed from both the garage and a separate side access is the fully enclosed, south facing rear garden which has a decked terrace and a good size lawn garden.

**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 D.

**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.

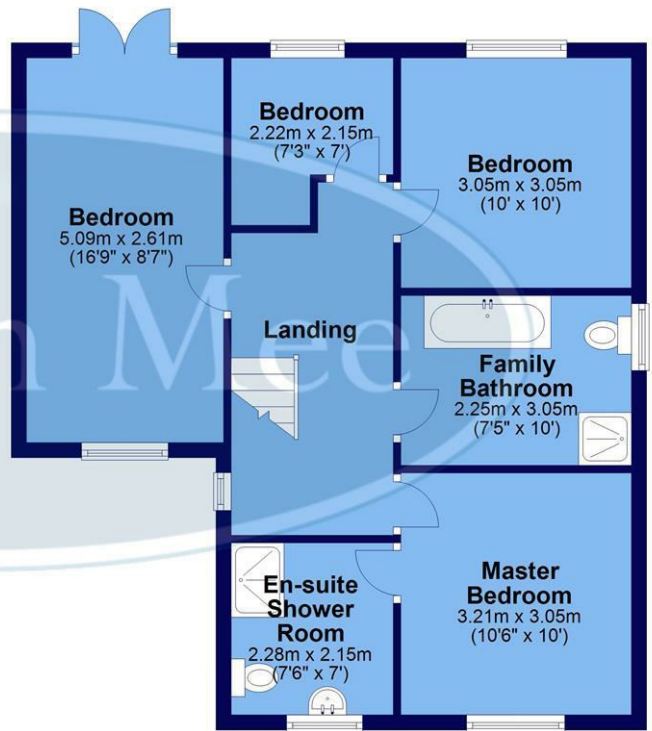
## Ground Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



## First Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 119.8 sq. metres (1289.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

**Crookes**  
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**Stocksbridge**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	87		