

# Saxton Mee



**The Rookery Deepcar Sheffield S36 2NE**  
**Price £425,995**





# The Rookery

Sheffield S36 2NE

Price £425,995

Viewing is essential to appreciate the accommodation on offer of this much larger than average four bedroom, two bathroom detached property which is situated on this quiet residential estate and enjoys stunning rear views and benefits from a driveway providing off-road parking for three cars, a garage, internal oak doors, triple glazing and gas central heating.

Set over three spacious levels, the living accommodation briefly comprises front composite door which opens into the entrance hall with a downstairs WC. Access into the lounge and a multi-purpose room. The excellent sized lounge has a bay window to the front and rear uPVC French doors opening to a balcony, while the focal point is the gas fire set in an attractive surround. The multi-purpose room could be utilised as a play room, family room or study.

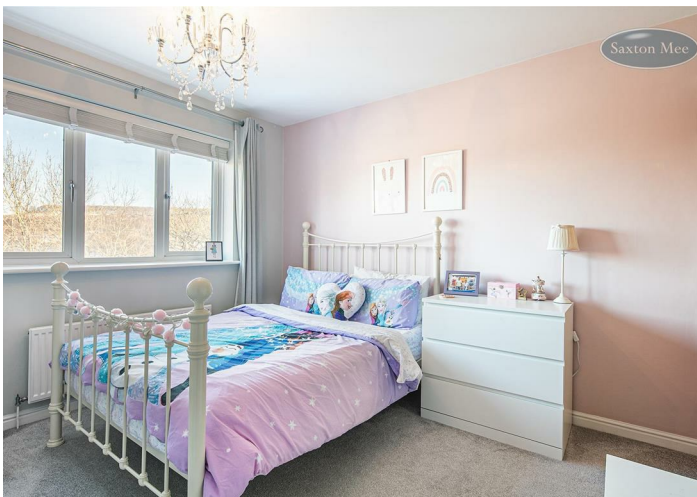
From the entrance hall, a staircase descends to the lower ground floor and the living dining kitchen. The kitchen has a range of units with a contrasting worktop. There is space for a Range cooker with extractor above, wine cooler and integrated dishwasher. The central island and breakfast bar is a focal point of the room. There is a snug area with TV and electric fire. The utility off has housing and plumbing for a washing machine, tumble dryer and American style fridge freezer. From the kitchen, a sliding door opens into the conservatory with a rear uPVC door opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard, access into the loft space and the four bedrooms, all having fitted wardrobes. The master has a dressing room and a large en suite shower room. In addition this a family bathroom which is fully tiled and has a four piece suite including bath, shower cubicle, WC and wash basin.

- IDEAL FAMILY HOME
- FOUR BEDROOMS & TWO BATHROOMS
- SET OVER THREE SPACIOUS LEVELS
- FABULOUS LOUNGE
- LARGE OPEN PLAN LIVING DINING KITCHEN
- UTILITY & CONSERVATORY
- DRIVEWAY & GARAGE
- STUNNING REAR VIEWS
- QUIET RESIDENTIAL ESTATE







**OUTSIDE**

Driveway providing off-road parking for up to three cars. Front lawned garden. Access to the garage. Access down the side of the property which leads to the tiered rear garden which has a wooden decked terrace, artificial lawn and further wooden decked area. Steps lead to a patio offering privacy.

**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.

Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the town include a transformation of Manchester Road with a new Library and Community Hub building at its heart. The development will house managed workspace as well as new community facilities. Investment in new paving and public realm in the town centre is also planned, as well as proposals for a shop front grant scheme to transform and regenerate the town's retail area. Other projects include improvements to sports, education and outdoor infrastructure.

**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.



Total area: approx. 167.8 sq. metres (1806.0 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**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](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		