



Brooke Close Deepcar Sheffield S36 2AH
Offers Around £350,000

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Situated on this quiet cul-de-sac is this well presented, four bedroom, two bathroom detached property which enjoys an easily maintained rear garden and benefits from a double-width driveway, a converted garage/utility, an upgraded kitchen, downstairs WC, gas central heating and uPVC double glazing.

Tastefully decorated throughout, the spacious living accommodation briefly comprises: enter through a front composite door into a porch with built-in seat and panelling. A door then opens into the entrance hall with a downstairs WC and access into the kitchen/diner, the lounge, dining room and garage. The kitchen has a modern and contemporary range of wall, base and drawer units with a contrasting worktop which incorporate the sink and drainer. Integrated appliances include a fridge, freezer, dishwasher, electric oven, four ring hob with extractor above. There is space for a table and chairs and a side composite entrance door. The lounge has three bi-fold doors, allowing natural light, fitted units and shelving. The dining room is versatile and could be utilised as a study/playroom and has a fitted unit and bay window. The converted garage has a useful utility with housing and plumbing for a washing machine, tumble dryer and the wall mounted gas boiler. The front compartment has an electric door and offers useful storage space.

A staircase rises to the first floor landing which has a storage cupboard and access into the loft space, the four bedrooms and the family bathroom. The principal bedroom has fitted wardrobes and the added advantage of an en suite shower room with chrome towel radiator, WC and wash basin. Double bedroom two is to the front aspect and has fitted wardrobes. Double bedroom three is to the front and has fitted wardrobes. Bedroom four is to the rear aspect. The bathroom has a chrome towel radiator, fitted cupboards and a white suite including bath with overhead shower, WC and wash basin.

- LOVELY FAMILY HOME
- FOUR BEDROOMS, THE PRINCIPAL WITH EN SUITE
- LOUNGE, KITCHEN/DINER & DINING ROOM
- FAMILY BATHROOM
- CONVERTED GARAGE/UTILITY & ELECTRIC DOOR
- EASILY MAINTAINED REAR GARDEN
- DOUBLE-WIDTH DRIVEWAY
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

To the front of the property is a double-width driveway which leads to the converted garage. Access down the side of the property leads to the fully enclosed rear garden which has a patio, wooden decked area 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.

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 D.

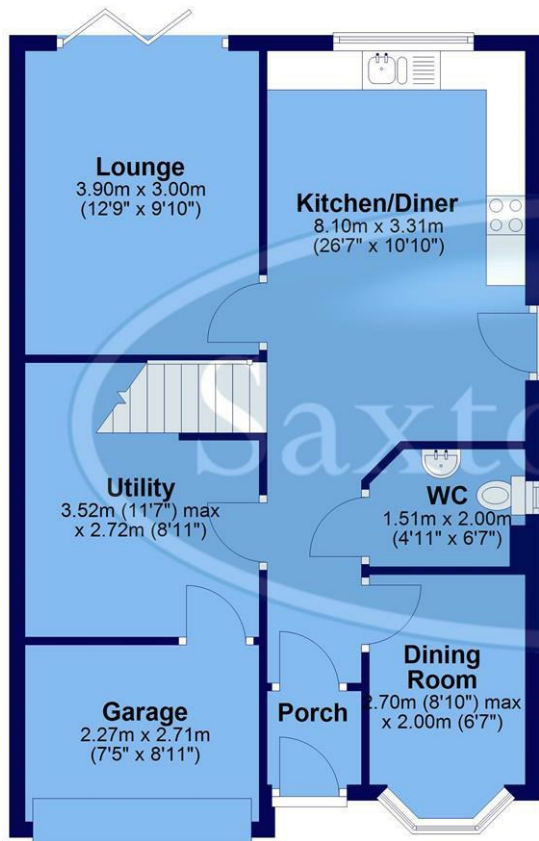
VALUER

Greg Ashmore MNAEA

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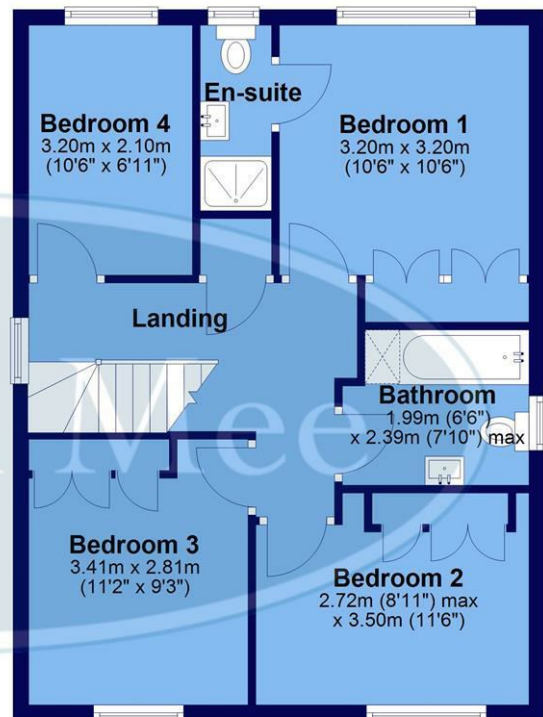
Ground Floor

Approx. 61.9 sq. metres (666.1 sq. feet)



First Floor

Approx. 55.9 sq. metres (601.2 sq. feet)



Total area: approx. 117.7 sq. metres (1267.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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