



Broomfield Road Stocksbridge Sheffield S36 2AR
Guide Price £475,000

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GUIDE PRICE £475,000-£495,000 ** FREEHOLD ** WEST FACING REAR GARDEN ** Nestled on the charming Broomfield Road in Stocksbridge is this impressive and effectively extended five bedroom, three bathroom detached property which enjoys lovely gardens to the front and rear and benefits from a driveway providing off-road parking, a tandem garage, a modern kitchen/breakfast room, a garden room, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with a storage cupboard and access into the snug and lounge. The snug flows into the kitchen/breakfast room which has a range of units with contrasting Quartz worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven, microwave, five ring hob with extractor above, dishwasher, housing and plumbing for a washing machine and American style fridge freezer. There is a central island and breakfast bar. The kitchen flows into a utility area, downstairs WC and the lounge. The lounge has a gas fire and double doors into the dining room which has a bay window. From the kitchen, two sets of double doors both open into the extended garden which enjoys the lovely views over the garden, cricket field and Stocksbridge valley.

From the entrance hall, a staircase rises to the first floor landing with access into a useful boarded loft space via pull-down ladders, the five bedrooms, the bathroom and a shower room. The principal bedroom has lovely views, fitted wardrobes and an en suite shower room. Bedroom two, three and four are all double in size. Bedroom five is to the front aspect. The family bathroom has a four piece suite. The shower room has a WC and wash basin.

- IDEAL FAMILY HOME
- FIVE BEDROOMS/THREE BATH/SOWER ROOMS
- FABULOUS KITCHEN/BREAKFAST ROOM
- SNUG, DINING ROOM & GARDEN ROOM
- DOWNSTAIRS WC
- WEST FACING REAR GARDEN
- ATTRACTIVE REAR OUTLOOK
- DRIVEWAY & DETACHED GARAGE
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

A gate opens to the a driveway providing off-road parking and this leads to the tandem garage with electric door, power and lighting. Front garden with plants and shrubs. The west facing, fully enclosed rear garden is mostly laid to lawn and includes a patio, garden shed with power and lighting, smaller garden shed and a greenhouse.

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 C.

VALUER

Greg Ashmore MNAEA

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