



Samuel Fox Avenue Deepcar Sheffield S36 2AF  
Guide Price £385,000

# Samuel Fox Avenue

Sheffield S36 2AF

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GUIDE PRICE £385,000-£395,000 \*\* FREEHOLD \*\* DRIVEWAY & GARAGE \*\* Located on this highly regarded estate is this well presented, four bedroom two bathroom detached property which enjoys a landscaped rear garden and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. Situated in Fox Valley, Deepcar the property is within walking distance of the retail complex where you will find bars, restaurants, supermarkets and shops. In brief, the spacious living accommodation comprises: front composite door which opens into the entrance hall. Access into the study, lounge and the kitchen/diner. The well proportioned lounge has three bi-fold doors which open onto the rear garden and also allow natural light into the room. The kitchen has a modern range of wall, base and drawer units with complementary work surfaces which incorporate the sink, drainer and the four ring hob with extractor. Integrated appliances include an electric oven, dishwasher and fridge freezer. Ample space for a dining table and chairs. Three uPVC windows allow natural light while enjoying the pleasant aspect. A door then opens into a useful utility room which houses the gas boiler, has plumbing for a washing machine along-with drawer units and a work surface which incorporates a sink and drainer. There is a composite entrance door and access into the downstairs WC. From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms and the principal bathroom. The master benefits from an en suite shower room complete with WC and wash basin. The bathroom comes with a four piece suite including bath with shower attachment, shower, WC and wash basin.

- EARLY VIEWING ADVISED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- FOUR BEDROOMS, TWO BATHROOMS
- DOWNSTAIRS WC & UTILITY
- DRIVEWAY & GARAGE
- LOVELY REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES CLOSE-BY
- MOTORWAY LINKS





**OUTSIDE**

To the side of the property there is a lawn area. The fully enclosed, rear garden includes an artificial lawn and patio surrounded by fencing. There is a gate leading to the driveway with off-road parking and a garage with electric and lighting.

**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.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band D.

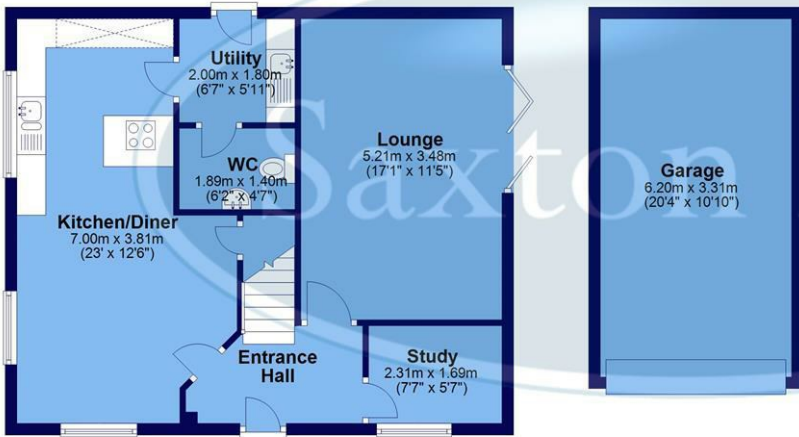
**VALUER**

Greg Ashmore MNAEA

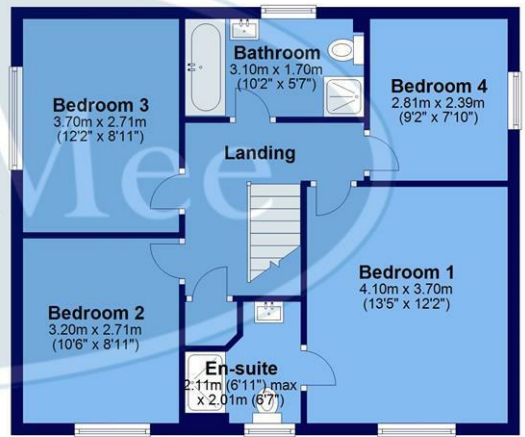
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**Ground Floor**  
Main area: approx. 58.8 sq. metres (632.5 sq. feet)  
Plus garages: approx. 20.5 sq. metres (220.9 sq. feet)



**First Floor**  
Approx. 58.8 sq. metres (632.5 sq. feet)



Main area: Approx. 117.5 sq. metres (1265.0 sq. feet)

Plus garages, approx. 20.5 sq. metres (220.9 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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[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>		<b>95</b>
(81-91)	<b>B</b>		<b>85</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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	