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## 8 Burnt Stones Grove

Sandygate • Sheffield • S10 5TU

£795,000

A superbly presented, spacious family home. Ideally located on a popular cul de sac, and with an enclosed, private, enclosed rear garden with a woodland backdrop. Offering over 2400 sq ft of flexible accommodation, perfect for family living and entertaining and with a lovely light and airy feel throughout. Fitted with a range of high quality fixtures and fittings. A composite door opens into the reception porch, with an inner opening through to the reception hallway, which has engineered oak flooring and a very useful fitted storage cupboard. The kitchen is fitted with a stylish range of matching wall and base units, complemented by a bamboo work surface and matching breakfast bar. There is space for an electric oven, fridge/freezer and integrated dishwasher. The particularly well proportioned living room is filled with natural light, has continuation of the engineered oak flooring and a wood burning stove set to a slate hearth. It flows into the dining room which has ample space for a large family dining table. A separate versatile, family room could be used as a home office/study or occasional bedroom. The conservatory provides further reception space and opens onto the rear garden. A utility room has plumbing for a washing machine and a shower room with shower cubicle, vanity wash hand basin, w.c and stylish tiling completes the ground floor. On the 1st floor the principal bedroom has lovely private views at the rear, and a spacious, luxurious en-suite with a feature vaulted ceiling and a suite comprising corner bath, separate shower, w.c and vanity wash hand basin. There are 3 further double bedrooms, all with fitted wardrobes and a shower room with walk in shower, wash hand basin, w.c and contemporary tiling. Outside a block paved driveway to the front provides ample off road parking and leads to the garage which houses the wall mounted combination boiler and has very useful mezzanine storage, together with a door giving internal access to the house. To the rear is a lovely, enclosed garden enjoying a peaceful and private backdrop, with a patio, level lawn and garden shed. Gates to either side provide access to the front. Freehold









- Spacious 4 Double Bedroom Family Home
- Versatile Accommodation Over 2 Floors
- Lovely Rear Garden With Private Backdrop
- Very Popular Location
- Tapton School Catchment
- Integral Garage
- Plenty Of Off Road Parking
- Superbly Presented
- Freehold
- EPC - tbc







# 8 BURNT STONES GROVE

APPROXIMATE GROSS INTERNAL AREA = 227.9 SQ M / 2453 SQ FT  
(INCLUDING GARAGE)

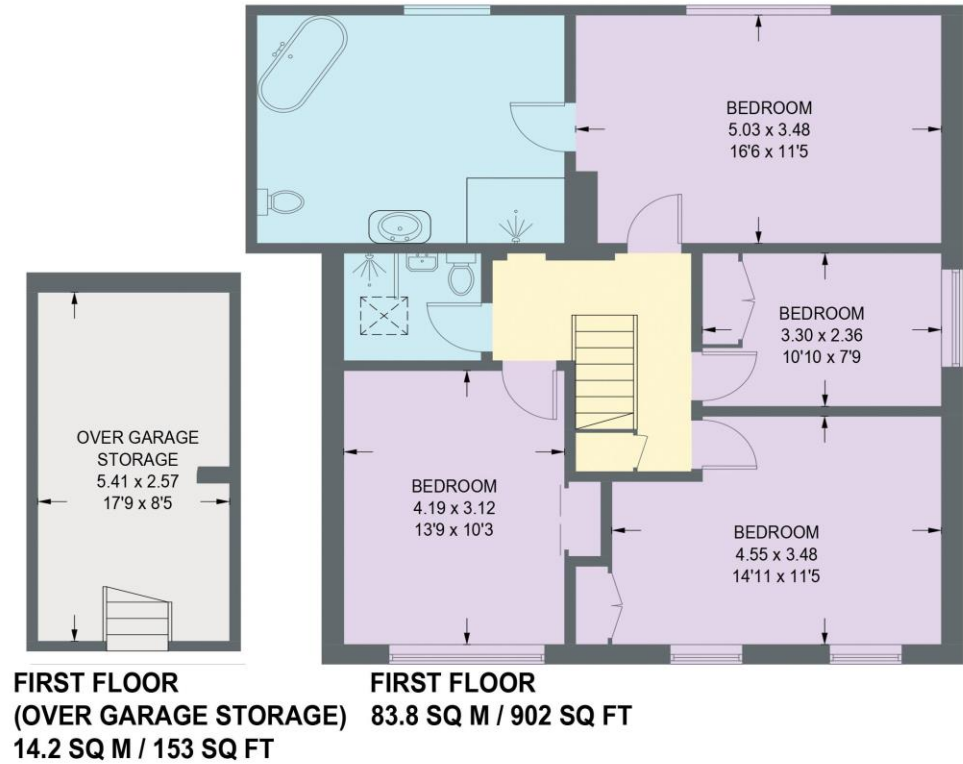


Illustration for identification purposes only,  
measurements are approximate, not to scale.





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