



**Staniforth Avenue, Eckington
Sheffield**

Guide Price
£350,000

Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 1

Tenure: Freehold

Council Tax Band: D

GUIDE PRICE £350,00- £375,000. A Beautifully Presented, Extended Four-Bedroom Detached Family Home in Sought-After village of Eckington. This beautifully presented and extended four-bedroom detached family home offers an exceptional blend of comfort and contemporary living. Property Reference: RB0377

- Four Bedroom Detached House
- Modern Kitchen with utility and breakfast bar
- Downstairs W.C.
- Dining Room
- Conservatory
- Family Bathroom
- Integrated Garage
- Good-Sized Driveway
- Viewing Highly Advised
- Property Reference: RB0377



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Upon entering, the welcoming entrance hall provides access to a stylish and modern downstairs W.C. The generously proportioned living room boasts a large front-facing window, bathing the space in natural light, while a modern feature fireplace creates a cosy yet sophisticated atmosphere.

From the lounge, it leads to a charming dining room, seamlessly connected to a bright and modern kitchen. The kitchen is well-appointed, featuring a breakfast bar, gas hob, integrated oven, and space for both a dishwasher and a wine fridge. A utility room conveniently links to the integrated garage, adding practicality to the home. Completing the ground floor is a versatile conservatory accessed via the dining room, offering additional living space that adapts to your lifestyle needs.

Upstairs, the property comprises four well-sized bedrooms, each thoughtfully presented, and a modern three-piece family bathroom.

Externally, the rear garden is a true highlight, accessible from both the kitchen and conservatory. The patio area features steps leading to a raised lawn, creating a wonderful space for relaxation and entertaining. To the front, the property benefits from a good-sized driveway with space for multiple vehicles, as well as an integrated garage for additional parking or storage.

Situated in the sought-after village of Eckington, this home enjoys proximity to excellent schools, local amenities, and the stunning surrounding countryside, making it ideal for family living.

Early viewing is highly recommended to appreciate all that this stunning property has to offer. Property Reference: RB0377.





APPROXIMATE GROSS INTERNAL AREA = 142.0 SQ M / 1528 SQ FT
(INCLUDING GARAGE)



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

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