



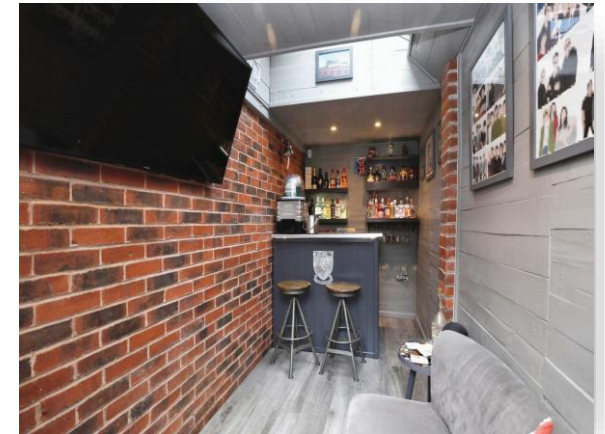
**Fox Lane, Frecheville Sheffield**



**welcome to**

**Fox Lane, Frecheville Sheffield**

Situated in a lovely suburb in Frecheville, Sheffield. With amenities close by such as transport links and green and open spaces, this home would be ideal for a growing family. With modern interiors and a well landscaped garden, in person viewings are needed to fully appreciate this beautiful home.



## Hall

A spacious light and welcoming hallway featuring an entrance door, radiator and tiled floor. Spot lights and under stairs cupboard.

## Living Room

19' 5" x 9' 4" ( 5.92m x 2.84m )

Having a front facing double glazed window and radiator. Bi-fold doors leads to the rear garden. Includes a feature wall-mounted electric fire.

## Dining Kitchen

19' 5" x 9' 4" ( 5.92m x 2.84m )

Having a range of modern style wall and base units, inset sink with rolled edge reconstituted stone work surfaces, and matching up-stands and a glass splash back. Space for Range cooker with extractor above, built in microwave, wine cooler and under unit downlight plinth lights. Front and two side facing double glazed windows and Bi fold doors leads to the rear garden, radiator.

## Utility Room

Having a range of wall and base units, space and plumbing for washing machine and a door leading to the outside. Radiator.

## Wc

Having a WC and wash hand basin. Radiator.

## Landing

### Bedroom One

15' 2" x 9' 6" ( 4.62m x 2.90m )

Having a front facing double glazed window, radiator and fitted wardrobes.

### En-Suite

A fully tiled suite comprising shower cubicle, wc and wash hand basin. Rear facing double glazed window and radiator.

### Bedroom Two

10' 4" x 8' 7" ( 3.15m x 2.62m )

Front facing double glazed window, radiator and fitted wardrobes.

### Bedroom Three

8' 8" x 8' 8" ( 2.64m x 2.64m )

Side facing double glazed window, radiator and fitted wardrobes.

### Bedroom Four

7' 8" x 6' 5" ( 2.34m x 1.96m )

Front facing double glazed window and radiator.

## Bathroom

A fully tiled suite comprising bath with central taps, walk in shower,wc and wash hand basin.

## Gardens

There is a lovely private garden to the rear of the property with artificial grass and a covered porcelain paved seating area. The property features a side extension which has LPA and building control endorsement for use as occasional space. The current owner uses this as a bar.

## Drive & Garage

There are electric remote controlled gates and a block paved driveway providing ample room for off road parking for three cars. Detached single garage featuring electric remote controlled roller shutter doors and electrical power within.

## Solar Panel System

The property benefits from a recently installed 4.5kWH solar panel system

## Planning Permission

The property has planning granted for a single storey orangery extension measuring 3.5 by 5.5 m to the rear of the kitchen, should the new owners wish to undertake this.



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## Fox Lane, Frecheville Sheffield

- Detached property
- Four bedrooms
- Brilliantly designed garden with bar
- Public transport links
- Modern Interiors throughout

Tenure: Freehold EPC Rating: B

offers in the region of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPK113423 - 0002

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