

16 Burnt Stones Grove, Sandygate, Sheffield, S10 5TU  
Offers In Excess Of £550,000





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Council Tax Band: F

A spacious and well presented five bedroom, two bathroom detached home which is located on this popular cul-de-sac in Sandygate and backs onto woodlands! Perfect for families with space in mind, this lovely home has been cared for throughout the years and is available to the market with NO CHAIN INVOLVED. Situated on the cusp of open countryside, the property requires updating in some areas and has modern kitchen and bathroom fittings along with off road parking for two cars, a sizeable garage and a private garden to the rear which backs onto woodlands. Positioned within the catchment area for Lydgate and Tapton schools, there are also regular transport links nearby giving easy access to the universities and hospitals, and the property is close to shops, cafes and amenities in Crosspool. In brief, the property comprises; Entrance lobby area/conservatory, hallway, downstairs wc, kitchen with modern fittings, larger than average lounge and a dining room. To the first floor there is a landing area, five spacious bedrooms (the fourth bedroom with en-suite) and a family bathroom with modern fittings. Outside, there is a long lawned garden to the front and a double driveway leads to the internal garage, which is larger than average and has power/lighting. To the rear there is a gorgeous landscaped garden which has a patio and lawned garden with stone wall to the rear and an array of plants/borders. The garden backs onto woodlands, creating a private and enjoyable space. A viewing is highly recommended, contact Archers Estate to book your viewing today! Leasehold tenure, 900 year lease from 1970, £40 per annum ground rent, council tax band F.

## Conservatory

Access to the property is gained through a side facing pvc entrance door which leads directly into the conservatory, which is bright and spacious and has upvc double glazed windows, ample space for seating and french doors leading to the hallway.

## Hallway

A wide and spacious room, having laminate flooring, a radiator and doors leading to the kitchen, lounge and downstairs wc.

## Separate WC

A useful addition, having a low flush wc, pedestal wash basin and vanity wash basin.

## Kitchen

A stylish and modern kitchen which has fitted wall and base units with a quartz worksurface incorporating a composite one and a half sink and drainer unit and a gas hob with extractor above. There are integrated appliances including an electric oven, microwave/grill unit, fridge freezer and dishwasher. With laminate flooring, a kickboard heater, front facing upvc double glazed window, radiator and space for a table and chairs. A serving hatch connect to the lounge.

## Lounge

A large and spacious lounge which is bigger than most and enjoys ample space for seating furniture. Having rear facing double glazed sliding patio doors leading to the outside, a side facing upvc double glazed window, a radiator, gas fire with feature surround and an archway leads to the dining room.

## Dining Room

Benefitting from the extension, this room has ample space for a dining table and chairs, side and rear facing upvc double glazed windows and a radiator.

## First Floor Landing Area

A staircase ascends from the ground floor and leads to the first floor landing area, which is a spacious area having a wooden bannister rail, loft hatch giving access to the roof space and a storage cupboard with a radiator inside.

## Master Bedroom

The master bedroom is a good sized double room which has a rear facing upvc double glazed window overlooking woodlands, a radiator and plenty of space for the usual bedroom furniture.

## Bedroom Two

The second bedroom is another double sized room which has two front facing upvc double glazed windows, built in wardrobes and a radiator.

## Bedroom Three

The third bedroom is another good sized room which has a front facing upvc double glazed window and a radiator.

## Bedroom Four

The fourth bedroom is a double sized bedroom which has a rear facing upvc double glazed window, a radiator and laminate flooring. A door leads to the en-suite shower room.

## En-Suite Shower Room

Having a suite comprising of a shower enclosure, vanity wash

basin and a low flush wc. With a chrome towel radiator and an extractor fan.

## Bedroom Five

A spacious bedroom which has a side facing upvc double glazed window and a radiator.

## Family Bathroom

Having a modern and tasteful suite comprising of a tiled bath with shower over, a vanity wash basin and low flush wc. Having a chrome towel radiator, side facing upvc double glazed window and tiling to the walls.

## Outside

To the front of the property there is a landscaped lawned garden with surrounding shrubs and borders and a double length driveway leading to the garage. A side access path leads to the rear garden where there is a spacious private garden area with patio, lawn and surrounding plants and borders. There is a stone built wall to the rear which backs onto woodland.

## Garage

A sizeable garage which has an up and over door, power and lighting, housing for the Worcester Bosch combi boiler and ample storage space.







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### Ground Floor

Approx. 91.8 sq. metres (987.7 sq. feet)




### First Floor

Approx. 80.6 sq. metres (867.4 sq. feet)



Total area: approx. 172.3 sq. metres (1855.1 sq. feet)

 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	