

10 Hollins Close, Stannington, Sheffield, S6 5GN
Offers In Excess Of £330,000

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Council Tax Band: C

A modern and stylish three bedroom detached home, which is located on this quiet cul-de-sac on the fringes of open countryside! Perfect for families, the property enjoys spacious rooms throughout and has recently been upgraded by the current vendor to a high standard which includes bespoke fitted furniture. Located close to shops, amenities and open countryside, the property is well served by regular transport links giving easy access to the Universities, Hospitals and the City centre, and is within the catchment area of popular local schools. With double glazing and gas central heating throughout, the property in brief comprises; Wide and inviting entrance hallway with a bespoke fitted Neville Johnson oak handrail and glass balustrade, bay fronted lounge, dining room, conservatory and a kitchen with modern units. To the first floor there is a spacious landing area, three spacious bedrooms and a bathroom with contemporary four piece suite. Outside, there is a garden to the front, off road parking leading to the detached garage and a private tiered garden to the rear which has been beautifully landscaped and is ideal for entertaining. A viewing is essential to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Freehold tenure, council tax band C.

Entrance Hallway

Access to the property is gained through a front facing upvc entrance door which leads into the wide and inviting entrance hallway. Bursting with natural light thanks to front facing upvc double glazed windows, there is a radiator, doors leading to the lounge and kitchen, a useful storage cupboard and a staircase rising to the first floor with a bespoke Neville Johnson solid oak handrail and glass balustrades.

Bay Fronted Lounge

A good sized lounge which enjoys modern styling and has a front facing upvc double glazed bay window with plantation shutters, a radiator, laminate flooring and a chimney breast with log burner effect gas fire and tiled hearth. There are bespoke fitted Strachan storage units to the eaves and a door leads to the dining room.

Dining Room

Having vinyl flooring, a radiator and french doors leading to the conservatory. A further door leads to the kitchen and there is ample space for a dining table.

Conservatory

A useful addition to the property, having upvc double glazed windows to three sides bringing in much light, a radiator, tiled vinyl flooring and rear facing upvc double glazed french doors leading to the outside.

Kitchen

Enjoying a recent upgrade, the kitchen has modern styled fitted wall and base units with a laminate worksurface

incorporating a stainless steel sink and drainer unit and five burner gas hob with extractor fitted above. There are integrated appliances including an electric oven, grill, fridge and freezer. With space for a washing machine and dishwasher. With rear and side facing upvc double glazed windows, vinyl flooring and a side facing upvc door leading to the outside.

First Floor Landing

A staircase ascends from the ground floor and leads to the spacious first floor landing area, which has a solid oak bannister with glass balustrades, a radiator, loft hatch with drop down ladder and doors lead to all rooms on this floor.

Master Bedroom

A spacious and inviting double sized bedroom which has a front facing upvc double glazed bay window with plantation shutters, bespoke fitted Strachan wardrobes, additional fitted storage cupboard and a radiator.

Bedroom Two

The second bedroom is a double sized room which has a rear facing upvc double glazed window, a radiator and bespoke fitted Strachan wardrobes.

Bedroom Three

The third bedroom is another double sized room which has a front facing upvc double glazed window with plantation shutters, a radiator and fitted storage cupboard.

Bathroom

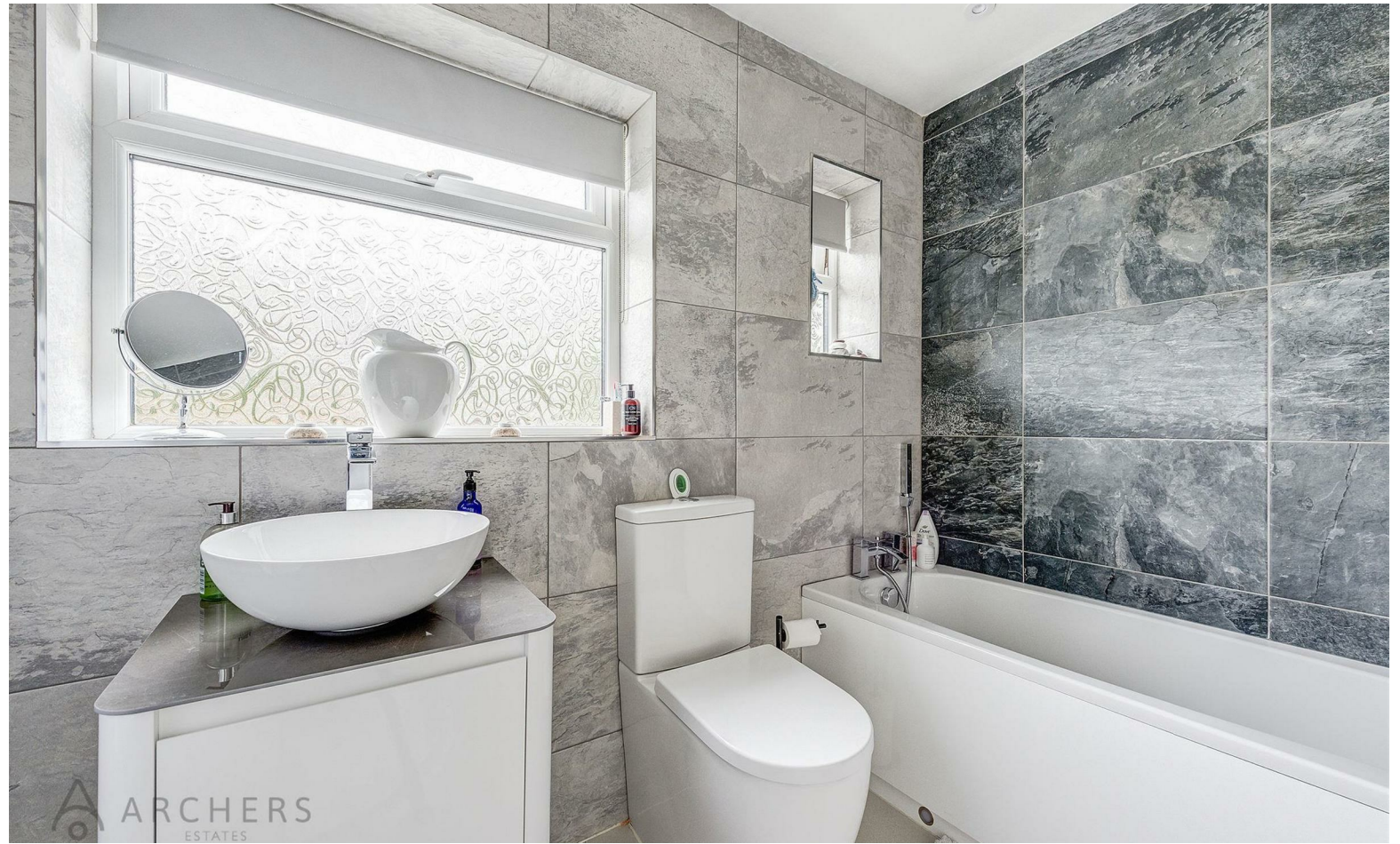
A modern and stylish bathroom which has a four piece suite comprising of a panelled bath, shower enclosure, contemporary vanity wash basin and a low flush wc. With vinyl flooring, tiled walls, a wall mounted towel radiator and a rear facing upvc double glazed window.

Outside

To the front of the property there is a driveway providing off road parking, a lawned garden, raised flower beds and a decking area giving direct access to the entrance door. The driveway continues to the side of the property and leads to the rear, where there is access to the detached garage and a gate leads to the garden. The rear garden is a landscaped and tiered space which has a patio and steps rise to two further gardens which have artificial lawns and are perfecting for relaxing/entertaining. The rear is made private by fencing and hedging surrounding.

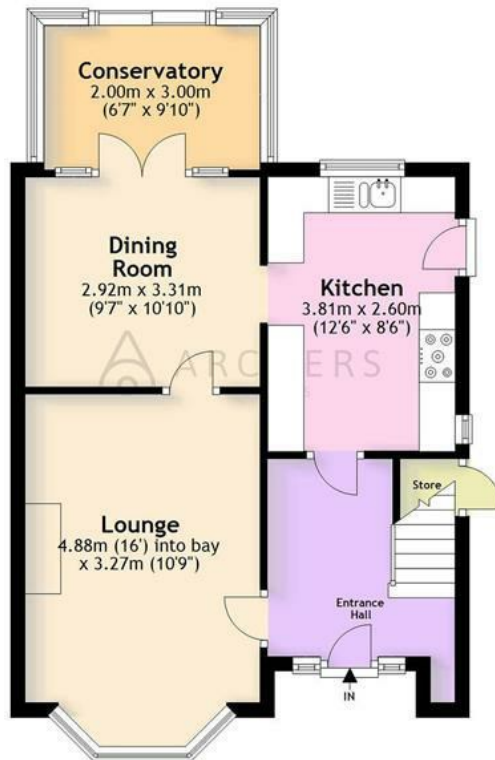
Detached Garage

Having a forward opening door and power/lighting. The garage is ideal for storage.



Ground Floor

Approx. 48.8 sq. metres (525.8 sq. feet)



First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Outbuilding

Approx. 12.1 sq. metres (130.3 sq. feet)



Total area: approx. 104.9 sq. metres (1129.0 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			82
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	