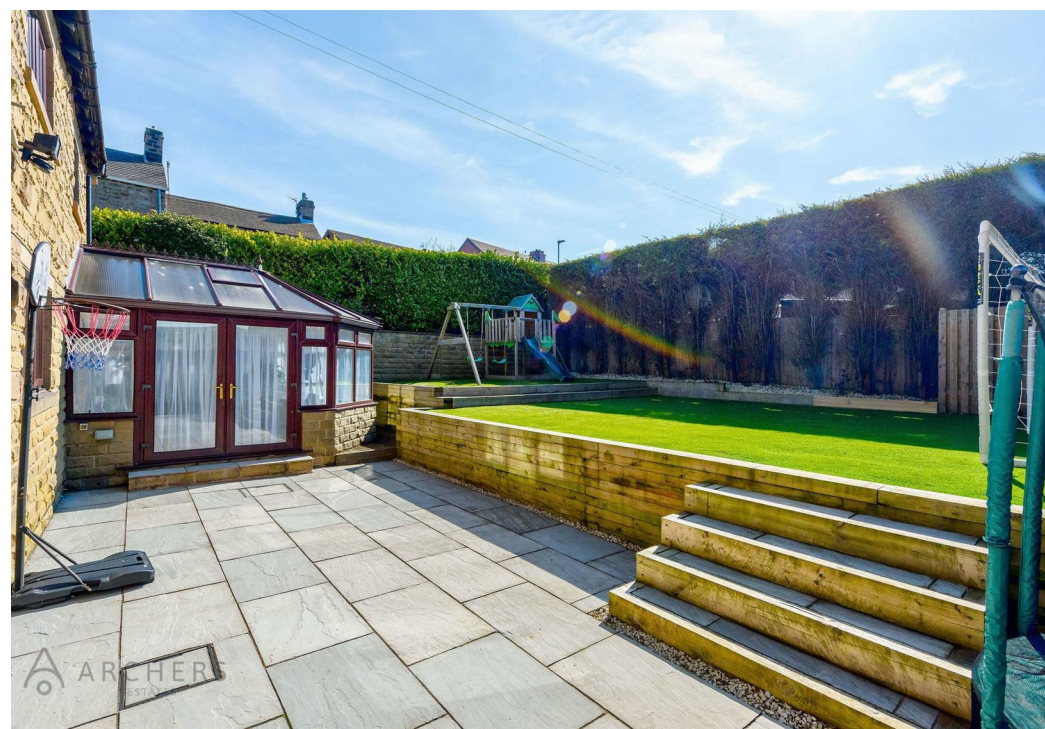


14 Gill Meadows, Stannington, Sheffield, S6 6FP
£695,000

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Council Tax Band: E

A stunning, larger than average five/six bedroom, three bathroom executive detached home which is located at the head of a cul-de-sac within this popular modern estate in Stannington village. Ideal for the family with style and space in mind, the property has been lovingly maintained and extended creating a modern home which boasts an open plan kitchen area, larger than average rooms, a conservatory, two en-suite bathrooms and a landscaped low maintenance private garden to the rear. Located close to a wealth of shops, cafes and amenities in the village, the property is also located on the cusp of open countryside and is well served by regular bus routes giving easy access to the universities, hospitals and the city centre. The property is also within the catchment area of popular local schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, downstairs wc, playroom/occasional bedroom, open plan kitchen and dining area, a utility room with storage, living room and conservatory. To the first floor there is a landing area, two bedrooms with en-suite bathrooms, three further bedrooms and a family bathroom. Outside, there is off road parking for two cars and access to the detached garage to the front, whilst to the rear there is a sunny private garden with a patio and raised artificial lawn. A viewing is essential to appreciate the accommodation on offer, contact Archers Estates today to book your viewing! Freehold tenure, council tax band E.

Entrance Hallway

Access to the property is gained through a front facing composite door which leads to the entrance hallway. A wide and inviting space, there is LVT herringbone flooring, a radiator and a staircase with glass balustrade rising to the first floor accommodation. Doors lead to the wc, occasional room and open plan kitchen.

Downstairs WC

A useful addition to the property having a low flush wc, pedestal wash basin, front facing upvc double glazed window and laminate flooring.

Study/Playroom/Occasional Bedroom

A large and versatile room which could be used for many reasons including an occasional bedroom if required. Having two front facing upvc double glazed windows, a radiator and useful storage cupboard.

Open Plan Kitchen

A bright, spacious and stylish kitchen space which has ample fitted wall and base units and a laminated worksurface incorporating a stainless steel sink and drainer unit and electric hob with extractor above. There are modern styled tiled splashbacks to the walls and integrated appliances including an electric oven and grill unit, dishwasher and fridge. With two rear facing upvc double glazed windows, LVT herringbone flooring, a tall radiator and doors leading to the lounge and utility room. The room opens to the dining area.

Dining Area

A spacious dining area which has three front facing upvc double glazed windows, a radiator and continued LVT herringbone flooring from the kitchen area.

Utility Room

Having fitted wall and base units with a laminated worksurface and space for a washing machine, tumble dryer and American fridge freezer.

With tiled flooring, a tall radiator, rear facing upvc double glazed window, rear facing composite door and a door leading to the storage room.

Living Room

A larger than average living room which has ample space for furniture and has three front facing upvc double glazed windows, two radiators and a sliding upvc patio door to the conservatory.

Conservatory

A great addition to the home, having upvc double glazed windows, tiled flooring and side facing sliding patio doors to the garden. This is a versatile room which could be used for a variety of purposes.

First Floor Landing Area

A staircase with glass balustrade ascends from the entrance hallway and leads to the first floor landing area, which has a radiator and doors to all rooms.

Master Bedroom

A larger than average master bedroom which has three front facing upvc double glazed windows enjoying far reaching views, fitted wardrobes and a radiator. A door leads to the en-suite bathroom.

En-Suite Bathroom

A luxurious en-suite bathroom which has a suite comprising of a curved top spa bath, a walk in double shower enclosure, a stylish pedestal wash basin and a low flush wc. With a chrome towel radiator, tiled flooring and a rear facing upvc double glazed window.

Bedroom Two

The second bedroom is a double sized room which has two front facing upvc double glazed windows, a side facing upvc double glazed window and a radiator. A door leads to the en-suite shower room.

En-Suite Shower Room

A stunning, recently installed shower room which has a suite comprising of a walk in double shower enclosure, a vanity wash basin and a low flush wc. With a black towel radiator, tiled flooring and a rear facing upvc double glazed window.

Bedroom Three

A good sized double room which has a three front facing upvc double glazed windows with excellent views, fitted wardrobes and a radiator.

Bedroom Four

The fourth bedroom is another double room which has a rear facing upvc double glazed window and a radiator.

Bedroom Five

A single sized room which could also be used as a home office if required. Having two front facing upvc double glazed windows with views and a radiator.

Bathroom

Having a modern style suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. With a chrome towel radiator, laminate flooring and a rear facing upvc double glazed window.

Outside

To the front of the property there is a driveway for two cars and access to the detached garage. To the rear there is a good sized landscaped garden enjoying a sunny outlook. Having a large patio area ideal for entertaining, steps rise to a two tiered artificial lawned area which is made private with hedging and fencing surrounding.

Garage

Offering ample storage space, an up and over door gains entry to the garage where there is also power and lighting.



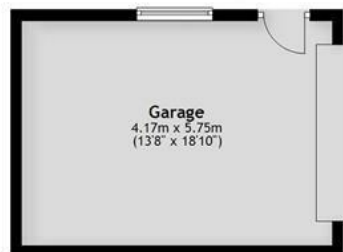
Ground Floor
Approx. 108.9 sq. metres (1171.9 sq. feet)



First Floor
Approx. 86.8 sq. metres (934.5 sq. feet)



Outbuilding
Approx. 24.0 sq. metres (258.1 sq. feet)



Total area: approx. 219.7 sq. metres (2364.5 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	85
	EU Directive 2002/91/EC	