



14 Cobnar Drive, Sheffield, S8 8RN

Saxton Mee

14 Cobnar Drive

Offers In The Region Of

£350,000

* A wonderful opportunity has arisen to purchase due to a break in the chain below *

A most impressive two double bedroomed bay windowed 1930's detached bungalow situated at the head of a quiet cul-de-sac with Graves park on the doorstep with far reaching views to the rear, and full planning permission granted for a dormer and rear extension if desired.

The property which offers spacious, well maintained accommodation having gas central heating and double glazing along with a low maintenance garden briefly comprises: side entrance porch/utility room, door leads into the open plan kitchen/living area with French door to the garden, a range of modern wall and base units including breakfast island, a range of integrated appliances and large walk in cupboard/pantry. Inner hall off which opens two front facing bay windowed bedrooms, the main bedroom being dual aspect with views over the garden, and the large modern bathroom with suite in white and space for a walk in shower if desired.

Outside: ample off road parking to the front of the property on the paved forecourt, access to the side and rear gardens where there is an extensive south westerly paved entertaining area to enjoy sunsets with herbaceous beds, fire pit and timber shed.

- Superbly appointed two double bedroomed detached bungalow
- Open plan living/kitchen with views to the rear
- Modern white bathroom suite
- Gas central heating and uPVC double glazing
- Good size level paved garden with fire pit and herbaceous beds
- Ample off road parking to the front
- Planning application - 23/01314/FUL until July 2026
- EPC: D
- Council Tax Band: C
- Tenure: Freehold







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

