

Marketing Preview



1 Fairfields Way, Aston, Sheffield, S26 2HB

£560,000

Bedrooms 5, Bathrooms 3, Reception Rooms 2



Ever wanted to own a show home?! A opportunity which is not to be missed! ** NO CHAIN and FULLY FURNISHED! ** Call our sales team today to arrange your viewing for this EXECUTIVE, FIVE BEDROOMED, DETACHED HOUSE WITH A DOUBLE STOREY OUTHOUSE! This generous family home benefits from two ensuite bedrooms, a large kitchen/living area, single garage and two driveways! With fantastic road links to the M1 Motorway and a range of local amenities!

SUMMARY

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HALLWAY

Enter through composite door into welcoming hallway with feature wallpapered wall, tiled flooring and storage cupboard. Two ceiling lights, radiator and stair rise to the first floor. Doors to the lounge, WC and kitchen/diner.

LOUNGE 12'0" x 17'4"

A spacious reception room with feature wallpapered wall, carpet flooring and high end furnishings. Ceiling light, radiator and walk in bay window to the front.

DOWNSTAIRS WC 3'5" x 7'9"

Comprising of pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator, tiled flooring and wallpapered walls.

KITCHEN/DINER/LIVING 30'5" x 11'0"

A larger than average reception room with ample high gloss wall and base units, quartz worktops and stainless steel splash backs. Double oven, gas hob and extractor fan. Integrated fridge/freezer, integrated washing machine and integrated dishwasher. Two ceiling lights, spot lighting and under counter lights. Tiled flooring, window to the rear and large bi-folding doors to the rear. Stunning furnishings down to the settee, dining table, TV cabinet and many more!!

STAIRS & LANDING

A carpeted stair rise with split stair case to landing with ceiling light, storage cupboard housing hot water tank and doors to the three bedrooms and family bathroom.

MASTER BEDROOM 15'3" x 10'7"

A generous sized double bedroom with fitted headboard, carpet flooring and fitted wardrobes. Ceiling light, radiator and window to the front. Furnishings and door to ensuite.

ENSUITE 6'10" x 6'4"

Comprising of shower cubicle with overhead and handheld shower, close coupled WC and pedestal sink. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled floorings.

BEDROOM TWO 11'8" x 14'1"

A second double bedroom with feature wallpapered wall, carpet flooring and fitted wardrobes. Ceiling light, radiator and window to the front. Furnishings and door to ensuite.

ENSUITE 6'6" x 6'2"

A spacious ensuite having shower cubicle with overhead and handheld shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Textured tiled walls and tiled flooring.

BEDROOM THREE 10'8" x 11'2"

A third large double bedroom with feature walls, carpet flooring and furnishings. Ceiling light, radiator and window to the rear.

BEDROOM FOUR 9'10" x 11'2"

A fourth double bedroom with furnishings for a child's bedroom, feature walls and carpet flooring. Ceiling light, radiator and window to the rear.

BEDROOM FIVE 11'3" x 11'2"

A fifth double bedroom with feature painted wall, carpet flooring and furnishings for an office and bedroom. Ceiling light, radiator and window to the rear.

BATHROOM 9'6" x 6'3"

Comprising of bath with mixer shower tap, shower cubicle with overhead shower, pedestal sink and close coupled WC. Spot lighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

To the front of the property is a lawn area, driveway with off road parking and access to the garage via the front and side with power and lighting. Gate to the rear.

To the rear of the property is a landscaped garden with patio, lawn, sleepers flowerbeds and side banking.

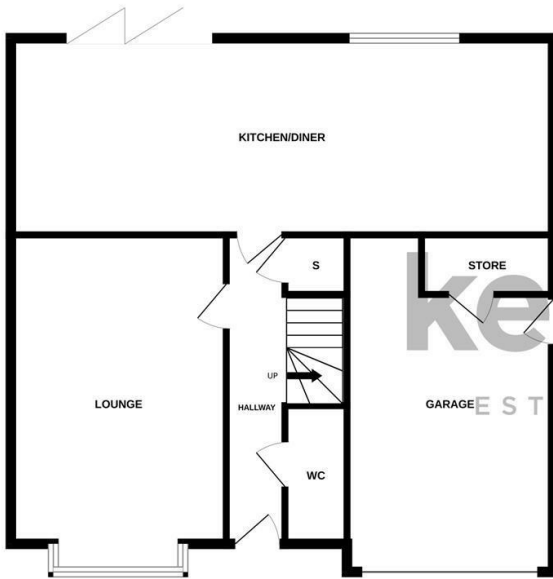
OUTBUILDING

A unique, two storey building which was previously used as an office space with kitchenette and storage cupboard. Spiral stair case to the first floor with flooring, fitted cupboard and Juliette balcony. A second driveway to the front with further off road parking for up to three cars.

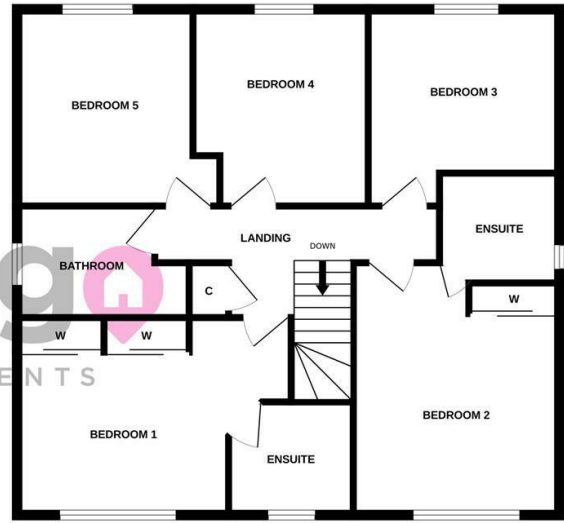
PROPERTY DETAILS

- FREEHOLD
- FULLY FURNISHED
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- 10 YEAR NHBC WARRANTY

GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
865 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(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	

