



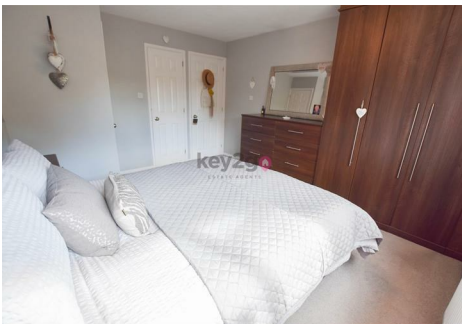
## Marketing Preview



9 Stoneacre Avenue, Sheffield, S12 4NT

£370,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



**\*\* GUIDE PRICE £370,000 - £380,000\*\*** A viewing is an absolute must to appreciate this spacious and executive four double bedroomed detached family home which sits on a private plot on a sought after estate adjacent to Owlthorpe. Offering a modern kitchen and a master bedroom with an ensuite. Also having a converted double garage and an enclosed rear garden. On the door step to supertram routes, a main bus route, amenities, a choice of local schools and road links to the City Centre and M1 Motorway!

## SUMMARY

**\*\* GUIDE PRICE £370,000 - £380,000\*\*** A viewing is an absolute must to appreciate this spacious and executive four double bedroomed detached family home which sits on a private plot on a sought after estate adjacent to Owlthorpe. Offering a modern kitchen and a master bedroom with an ensuite. Also having a converted double garage and an enclosed rear garden. On the door step to supertram routes, a main bus route, amenities, a choice of local schools and road links to the City Centre and M1 Motorway!

## HALLWAY

Enter via uPVC door with an obscure glass window and obscure glass side window into the hallway with neutral decor, wood effect flooring and two ceiling lights. Smoke alarm, burglar alarm keypad and radiator. Under stairs storage cupboard and stairs rise leading to the first floor landing. Doors to the downstairs WC, lounge, dining room, kitchen and garage.

## WC 6'3" x 3'1"

Comprising of a pedestal sink, close coupled WC and extractor fan. Ceiling light, chrome ladder style radiator and continued flooring.

## LOUNGE 14'8" x 11'11"

A cosy living space with neutral decor and carpeted flooring. Ceiling light, radiator and patio doors lead to the enclosed rear garden.

## DINING ROOM 8'9" x 10'11"

A great extra living space with neutral decor and carpeted flooring. Ceiling light, radiator and walk in box window to the front.

## KITCHEN 8'10" x 15'2"

Fitted with high gloss wall and base units, contrasting granite worktops and up stands. One and a half sunk in sink with a chrome mixer tap. Integrated, oven, microwave, induction hob and extractor fan. Integrated fridge/freezer and an integrated dishwasher. Recess spotlighting, LED plinth lights and window. Island with seats and wood effect flooring. Door to the back garden and opening to the utility.

## UTILITY ROOM 6'6" x 5'11"

Having continued wall and base units from the kitchen and granite worktops. Stainless steel sink with a drainer and chrome mixer tap. Integrated wine cooler and space for tumble dryer. Recess spotlighting, radiator, window and continued flooring.

## STAIRS AND LANDING

Carpeted stairs rise to the gallery landing with a ceiling light, radiator and window. Smoke alarm, access to the loft and doors to the four bedrooms and family bathroom.

## MASTER BEDROOM 11'9" x 10'9"

A generously sized double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front with field views. Walk in wardrobe, fitted wardrobes and drawers. Door to the ensuite.

## ENSUITE 4'2" x 6'8"

Comprising of a shower cubicle with a plumbed in rainfall and handheld shower, pedestal sink and close coupled WC. Recess spot lighting, chrome ladder style radiator and an obscure glass window. Part tiled walls and tiled flooring.

## BEDROOM TWO 12'0" x 8'10"

A second double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 12'0" x 8'11"

A third double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

## BEDROOM FOUR 11'1" x 8'10"

A fourth double bedroom currently used as a dressing room, with carpeted flooring and neutral decor. Ceiling light, radiator and window to the rear.

## BATHROOM 7'1" x 5'6"

Having a bath with a rainhead and handheld shower, pedestal sink and close coupled WC. Recess spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

## OUTSIDE

The property sits on a large corner plot with large side garden with mature trees, shrubbery and a shed. Offering block paved driveway with off road parking for two cars which leads to the integral double garage. Slate chipping area, shrubs and a gate to the side leading to the rear.

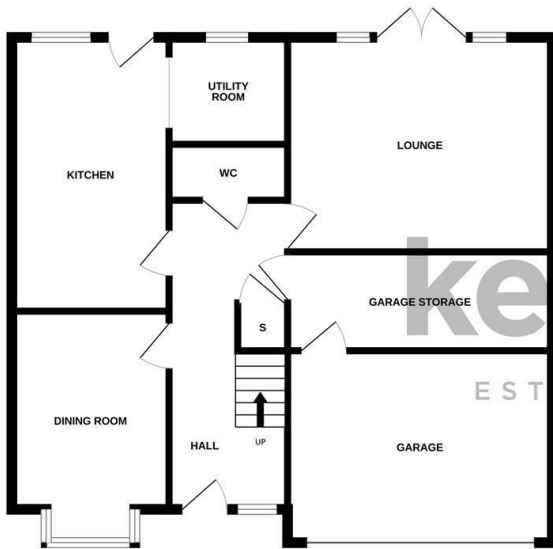
To the rear of the property is an enclosed garden which has a full width patio and lawn and rockery to the centre. Plants, shrubbery and mature trees.

To the rear of the garage is a separate utility area with power, lighting and heating and houses the boiler along with plumbing for a washing machine. The front is converted into a cinema room with projector, power, lighting and heating which could be converted back easily if needed. The garage also offers loft space.

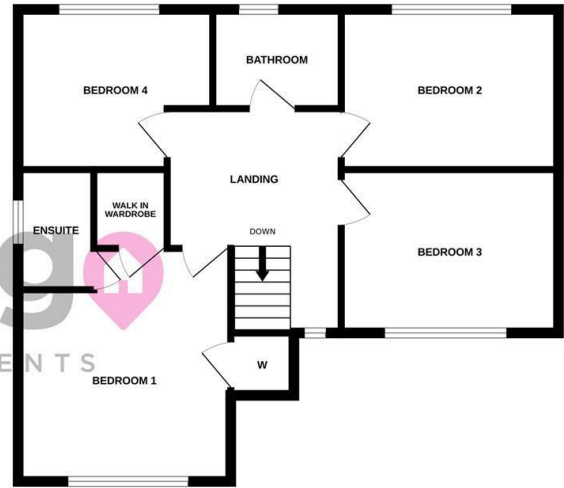
## PROPERTY DETAILS

- FREEHOLD PURCHASED
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D

GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.6 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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

