

Marketing Preview



4 Fairfields Way, Aston, Sheffield, S26 2HB

£380,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



**** GUIDE PRICE £380,000 - £390,000**** A fantastic opportunity to purchase this four double bedroom detached property which was built in 2021! Offering modern decor throughout, living kitchen and master bedroom with ensuite. Also having recently landscaped low maintenance rear garden. Situated on the door step to great local amenities, local schools and close to good road links to the M1 Motorway. Perfect family home!!

SUMMARY

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HALLWAY

Enter via stylish composite door into the hallway with part entry matting, part wood effect flooring and recess spotlighting. Smoke alarm, radiator and burglar alarm keypad. Stair rise to the first floor and doors to the WC, study, lounge and kitchen/diner.

WC 5'2" x 3'6"

Comprising of a close coupled WC and pedestal sink with a tiled splash backs. Neutral decor and wood effect flooring. Ceiling light, radiator and extractor fan.

LOUNGE 10'0" x 15'7"

Comprising of neutral decor, carpeted flooring and TV point. Ceiling light, radiator and window to the front.

STUDY/BEDROOM FIVE 11'8" x 6'4"

Currently used as a playroom with neutral decor, wood effect flooring and telephone point. Ceiling light, radiator and window to the rear.

FAMILY KITCHEN/DINER 22'11" x 12'0"

A generous sized living space with ample modern wall and base units, contrasting quartz worktops and up stands. One and a half sink with hose style mixer tap. Electric oven, integrated gas hob and extractor fan. Integrated fridge/freezer, integrated dishwasher and integrated washing machine. Wood panelling to one wall, cupboard housing the traditional boiler and under stairs storage cupboard. Recess spotlighting, radiator and window to the rear. Bi-folding doors bringing the outside in.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, smoke alarm and airing cupboard housing the hot water cylinder. Access to the loft and doors to the four bedrooms and family bathroom.

MASTER BEDROOM 12'1" x 14'11"

A double bedroom having ceiling light, radiator and window to the front. Built in wardrobes, central heating thermostat and door to the ensuite.

ENSUITE 6'8" x 5'6"

Comprising of a corner cubicle with a plumbed in shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Extractor fan, part tiled walls and tiled flooring.

BEDROOM TWO 10'7" x 10'10"

A second double bedroom which is currently used as a dressing room with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window with tree views.

BEDROOM THREE 8'10" x 12'0"

A third double bedroom with neutral decor, carpeted flooring and wood panelling to one wall. Ceiling light, radiator and window with tree views. Fitted wardrobes.

BEDROOM FOUR 12'5" x 10'5"

A fourth double bedroom which is currently used as a nursery with neutral decor, carpeted flooring, fitted wardrobes and drawers. Ceiling light, radiator and window to the front.

BATHROOM 6'6" x 5'6"

Comprising of bath with mixer shower tap, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window to the side. Extractor fan, fully tiled walls and tiled flooring.

OUTSIDE

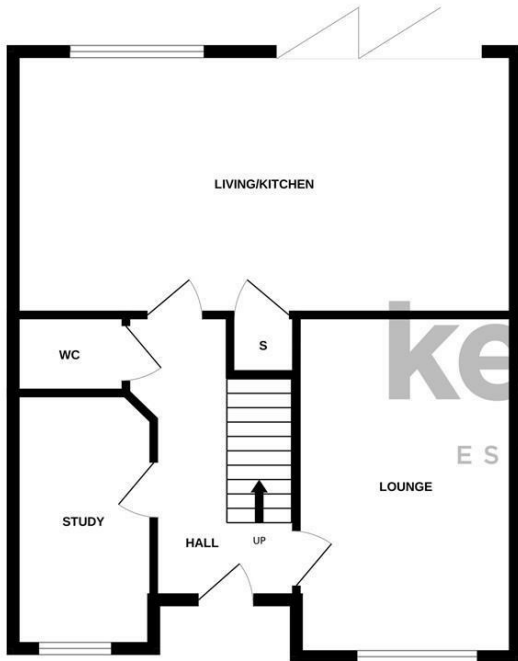
To the front of the property is a lawn area and a driveway leading to the garage. Gate to the rear garden.

To the rear of the property is a recently landscaped, low maintenance tiered garden with LED lighting, outside lighting and power. Tiled slabs, two astroturf areas, decorative chippings and shrubs.

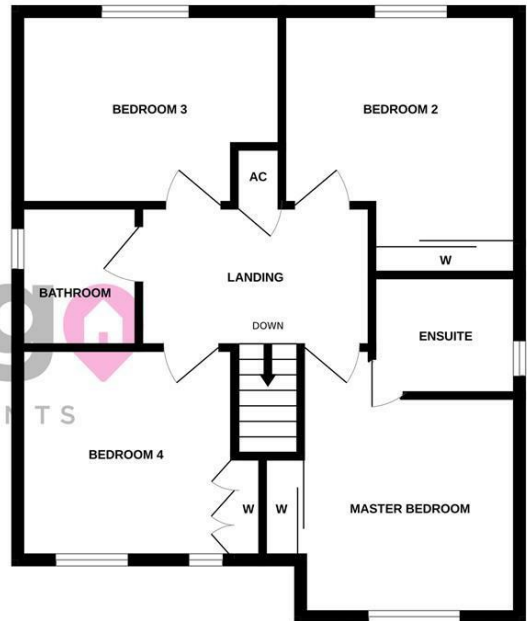
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D
- 7 YEAR REMAINING ON THE NHBC WARRANTY

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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		94
(81-91) B	84	
(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	

