



HUNTERS[®]
HERE TO GET *you* THERE

2 Cassini Drive, Stannington, Sheffield, S6 6GG

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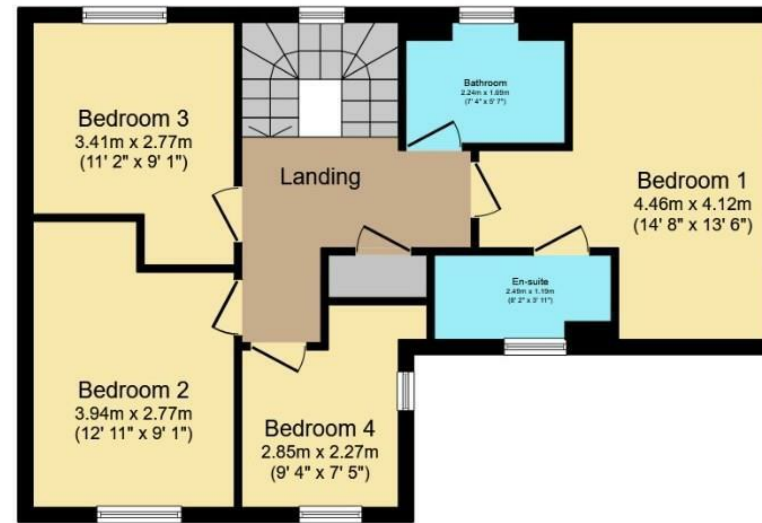
Asking Price £475,000

Hunters Hillsborough are delighted to offer an immaculately presented four bedroom detached home with an en suite master bedroom purchased from plan in 2018 with four years NHBC cover remaining for peace of mind. The property occupies a generous corner plot with well maintained gardens, a driveway and a garage. Offering bright and spacious accommodation, entry to the property via the front door into the entrance hallway with a generous size downstairs W/C and sink basin. Through to the kitchen diner offering a superb space for family life and entertaining. The kitchen has a good range of wall and base units with built in electrical appliances including an eye level double electric oven, dishwasher and fridge freezer. There is an island doubling up as a breakfast bar, four ring gas burner and extractor fan. Space for a dining table and a relaxing snug area ideal to relax with a morning coffee and enjoy the views over the garden via bi fold doors. Utility cupboard with plumbing for a washing machine. Stairs rise to the first floor. The dual aspect lounge offers modern decor and views front, side and rear, an ideal quiet place to unwind with a feature fire surround and free standing electric fire. Upstairs are three double bedrooms, the master with a generous en suite with a walk in shower, W/C and sink basin. Single bedroom and a family bathroom with a white three piece suite comprising a bath with wall mounted centre taps, shower over bath, W/C and sink basin. Outside the wrap around gardens are low maintenance with mainly lawn, manicured flower beds and pebbled areas ideal for planters.

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Ground Floor



First Floor

Total floor area 116.3 sq.m. (1,252 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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GENERAL REMARKS

TENURE

This property is Freehold with a small Annual Maintenance Fee of approximately £200 per annum including VAT payable for the upkeep of the estate.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band E.

VACANT POSSESSION

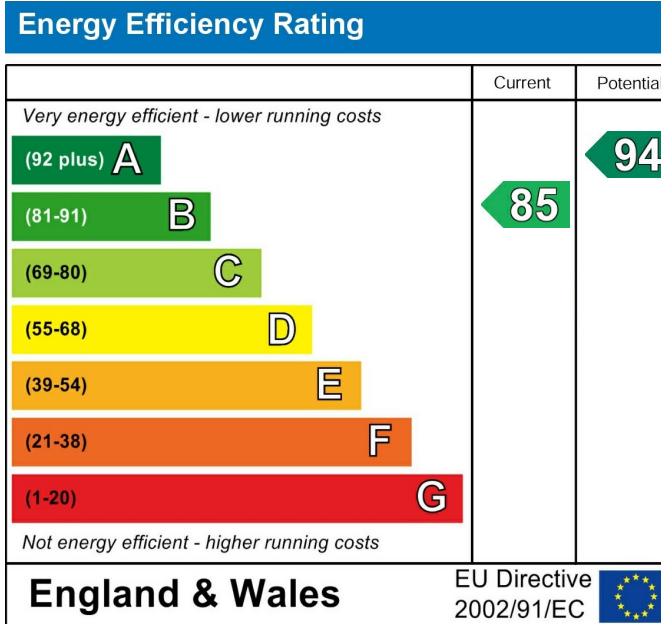
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

LOCAL AREA

Easy access to the many local amenities of Stannington offering shops and pubs and in the catchment for Stannington Infant school with a recent Outstanding Ofsted report and Nook Lane Junior with an Ofsted rating Good. The semi rural location is ideal for countryside walks and outdoor spaces such as Damflask Reservoir. The stunning scenery of the Peak District is just a short drive away.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









