



Burncross Road Burncross Sheffield S35 1SL
Guide Price £400,000

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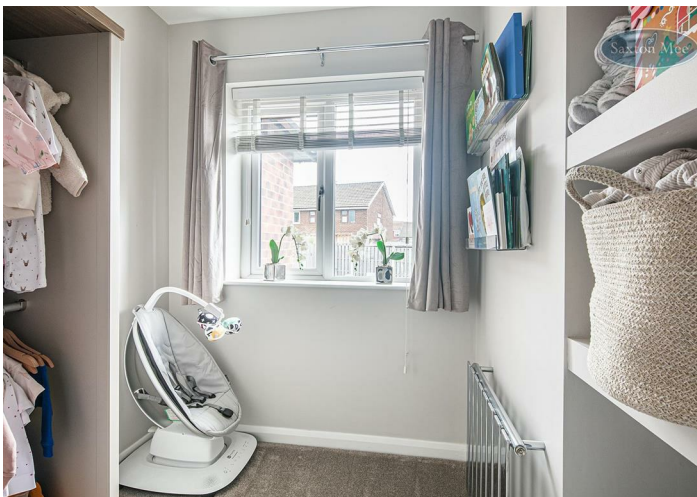
GUIDE PRICE £400,000-£425,000 ** FREEHOLD ** Viewing is essential to appreciate the accommodation on offer of this impressive and effectively extended, four bedroom, three bathroom detached family home which enjoys a landscaped rear garden and benefits from a large driveway, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises; enter though a front door into the entrance hall with access into the lounge and the kitchen/breakfast room. The lounge has a lovely bay window allowing lots of natural light and an entertainment wall. Bi-fold doors open into a second reception room/dining room with bespoke fitted shelving and cupboards. A large opening leads into the fabulous kitchen/breakfast room which has a range of units with contrasting solid granite worktops. Integrated appliances include electric oven, microwave, warming drawer, fridge, freezer, dishwasher and ceramic hob with extractor above. The centrepiece of the room is the island with inset sink with instant boiling hot water tap. There are numerous windows and bi-fold doors which open onto the rear garden providing a perfect extension for indoor outdoor dining. There is an under stair storage cupboard, access to a downstairs WC and utility with housing and plumbing for a washing machine and tumble dryer. A door then accesses the garage store.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, four bedrooms and the main bathroom. The master bedroom has a bay window, bespoke fitted wardrobes and cupboards and an en-suite shower room. Double bedroom two overlooks the rear. Bedroom three, again has an en suite shower room. The luxury bathroom has underfloor heating, an LED mirror and a three piece suite including freestanding bath, WC and wash basin with vanity unit.

- FANTASTIC FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR BEDROOMS/THREE BATHROOMS
- FABULOUS KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES & BI-FOLD DOORS
- TWO RECEPTION ROOMS
- UTILITY & DOWNSTAIRS WC
- LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1 MOTORWAY





OUTSIDE

To the front is a large driveway providing ample off-road parking which leads to the garage/store. To the rear is a fully enclosed landscaped garden which has a patio and steps leading to an artificial lawn.

LOCATION

The property is located ideally for access to the M1 motorway, making it ideal for commuting. It is also in the heart of Burncross village with a host of amenities and local schools within walking distance. Local countryside and woodland is also close by and ideal for walks.

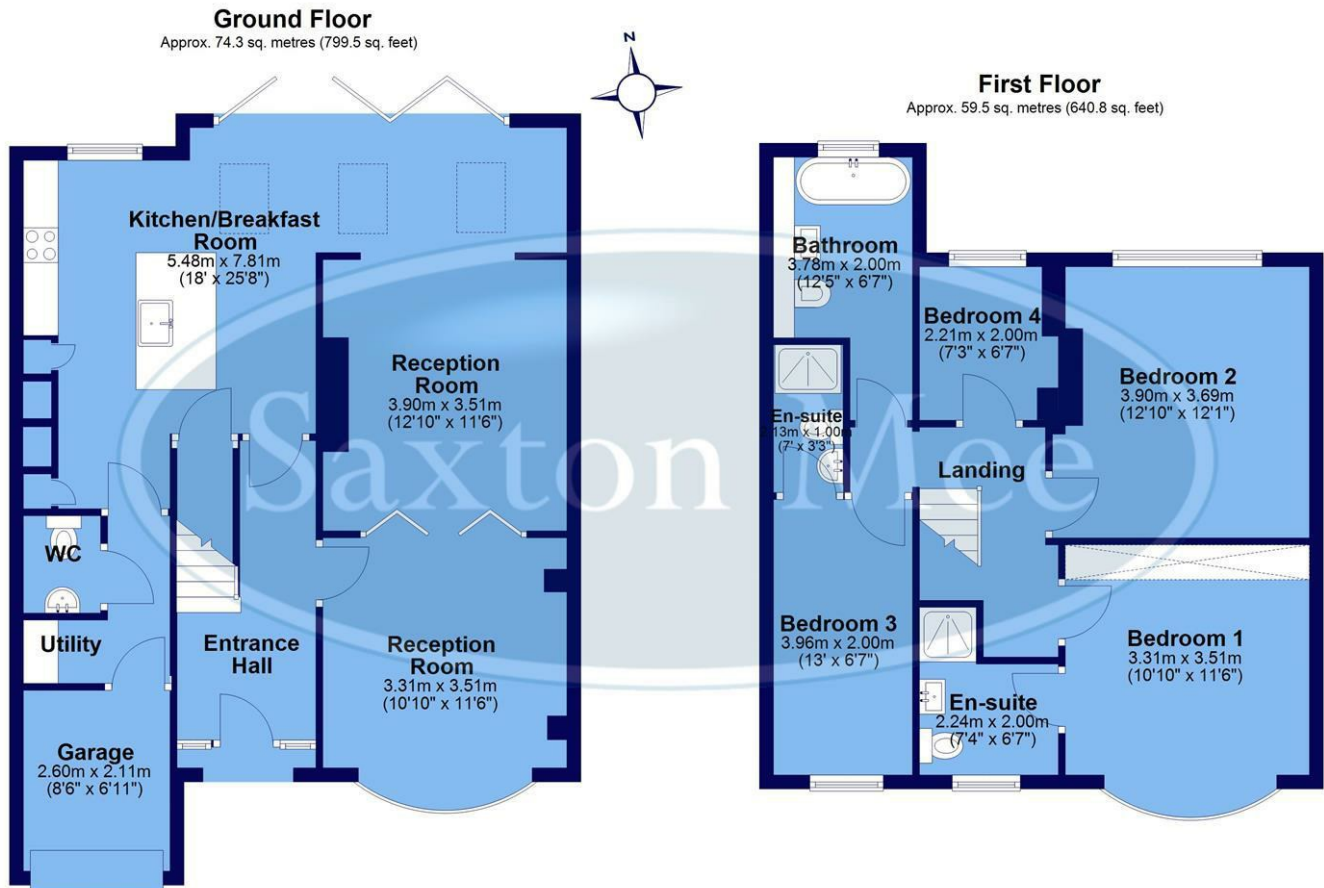
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Total area: approx. 133.8 sq. metres (1440.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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