



Fox Hill Close Fox Hill Sheffield S6 1FS
Guide Price £250,000

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GUIDE PRICE £250,000-£260,000 ** FREEHOLD ** SOUTH FACING GARDEN ** Situated on a quiet cul-de-sac position off a private drive is this three bedroom detached property which benefits from a driveway, integral garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises; enter through a composite door into the entrance hall with a downstairs WC and access into the lounge/dining room and the kitchen. The open plan lounge/dining room has a media wall with electric fire, which is the focal point of the room. The dining area has uPVC French doors with fitted blinds and these open onto the rear garden, providing a perfect extension for indoor outdoor dining. There is a large under stair storage cupboard. The separate kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include fridge, freezer, electric oven and a four ring hob with extractor above along with housing and plumbing for a dishwasher. Access into the integral garage with an up and over door, electric, lighting and plumbing for a washing machine.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space and a storage cupboard which houses the gas boiler. Access into the three bedrooms and the shower room. The good sized master is to the rear aspect and has a feature panelled wall and space for furniture. Double bedroom two is to the front. Bedroom three has fitted wardrobes, drawers and shelving to create a dressing room. The stylish four piece suite bathroom is fully tiled and has a LED mirror, towel rail, separate shower enclosure, bath, WC and wash basin with vanity unit.

- THREE BEDROOM DETACHED PROPERTY
- LOUNGE WITH uPVC FRENCH DOORS TO THE REAR GARDEN
- KITCHEN
- DOWNSTAIRS WC
- DRIVEWAY & GARAGE
- SOUTH FACING REAR GARDEN
- QUIET CUL-DE-SAC POSITION
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1 MOTORWAY
- FREEHOLD





OUTSIDE

A driveway which provides off-road parking and this leads to the integral garage. Bin store area. Access down either side of the property which leads to the fully enclosed, south facing rear garden which has a patio and lawn.

LOCATION

This very popular residential area enjoys excellent local amenities such as local shops, takeaways and retail parks, public transport services to Sheffield City Centre and easy access to local beauty spots such as Greno and Wharncliffe Woods.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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. 93.8 sq. metres (1010.1 sq. feet)

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

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