



31 Stead Street, Eckington, Sheffield, S21 4FY
£365,000



Welcome to this exquisite new build detached house located on Stead Street in the charming area of Eckington, Sheffield. This stunning property boasts two reception rooms, three bedrooms, and two bathrooms, offering ample space for comfortable living.

As you step inside, you'll be greeted by a beautifully designed interior finished to a high standard, perfect for modern living. The highlight of this home is the impressive kitchen diner, complete with integrated appliances, where you can entertain guests or enjoy family meals in style.

Situated in a fantastic location, this property offers the best of both worlds - a peaceful retreat away from the hustle and bustle, yet close to all amenities for convenience. The double glazed windows throughout the house not only provide insulation but also allow natural light to flood in, creating a warm and inviting atmosphere.

The master bedroom comes with the added luxury of an en-suite bathroom, providing a private sanctuary for relaxation. Whether you're looking for a family home or a place to start anew, this stone built detached property ticks all the boxes for comfortable and stylish living.

Don't miss the opportunity to make this house your home and experience the epitome of modern living in a beautiful new build property.

Call now to view 01246 232156



GROUND FLOOR

Entrance Hallway

16'11" x 6'5" (5.16 x 1.98)

Beautifully presented and currently with wood effect laminate flooring. It has a double glazed window and radiator and provides access to the Living Room, Kitchen Diner, WC and first floor via stairs.

Living Room

16'11" x 10'1" (5.16 x 3.08)

Located to the front of the property with a large double glazed bay window, radiator and Oak door.

WC

5'11" x 2'9" (1.82 x 0.85)

Ideally located below the stairs and has an oak door, radiator, extractor fan, small had wash sink and low flush WC.

Kitchen Diner

19'8" x 17'1" (6.00 x 5.23)

The STUNNING focal point of the whole property. It boasts ample space for entertaining guests alongside a good space for relaxation. It is accessed via an oak door and has wood effect laminate flooring with radiators and 2 double glazed windows. There is also a large sliding double glazed door leading out to the enclosed rear garden. A storage cupboard is also on hand which houses the dryer. The Kitchen itself has AEG integrated appliances which include a 5 ring electric hob with extractor fan, double oven, tall fridge freezer, full sized dishwasher and washing machine. There are ample wall and base units including a large Island with Breakfast Bar. A great use of the internal corner cupboard space has been used with a handy addition of a Vevor pull out corner cabinet.

FIRST FLOOR

Landing

With a double glazed window and access to all three bedrooms and the Bathroom.

Bedroom One

11'8" x 13'8" (3.57 x 4.17)

A spacious double bedroom located to the front of the

property with large double glazed window with radiator below and access to it's own En-Suite.

En-Suite

7'1" x 7'6" (2.18 x 2.30)

A beautifully presented En-Suite with tiled flooring and walls, low flush WC, pedestal wash basin and large shower cubicle with 2 golden shower attachments. There is also access to a storage cupboard which also houses the combi boiler.

Bedroom Two

11'8" x 11'8" (3.58 x 3.57)

A spacious double located to the rear of the property which has a double glazed window with radiator below.

Bathroom

6'5" x 8'1" (1.97 x 2.48)

A generously sized bathroom which has tiled flooring and walls and boasts a large double glazed window with obscured glass and heated towel rail. It has a low flush WC, wash basin and large bath tub. There is also a separate shower cubicle.

Bedroom Three

11'8" x 6'8" (3.58 x 2.05)

A good sized single bedroom also located to the rear of the property. It has a large double glazed window with radiator below.

EXTERNAL

Front

This is a beautifully presented stone built property which has a spacious stoned driveway with ample parking for multiple vehicles and access round to the back of the property via a lockable gate on both sides.

Rear

A fully enclosed rear garden which has Indian stone patio alongside the possibility of a beautiful lawn or further patio area.

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an

accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

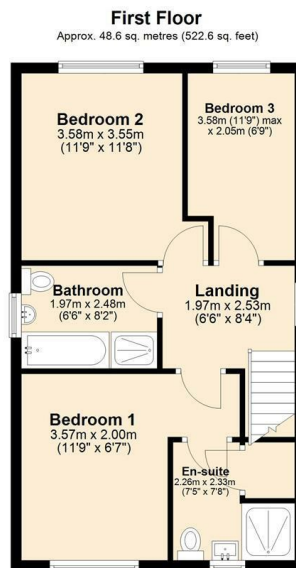
5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 109.3 sq. metres (1176.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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

