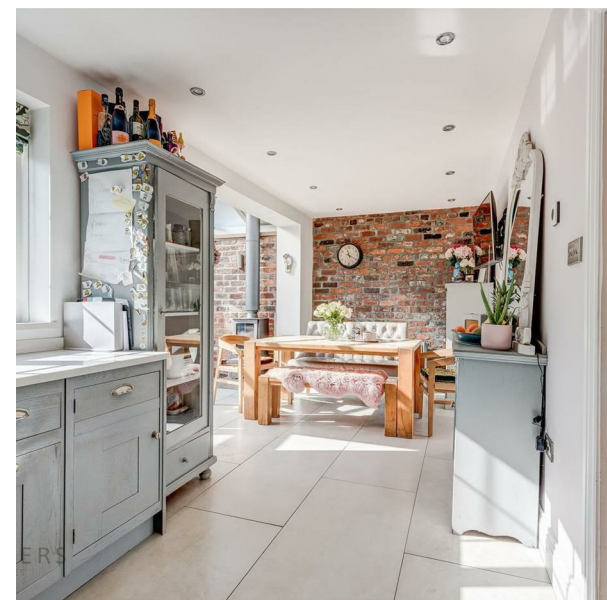


6 Moorbank Drive, Sandygate, Sheffield, S10 5TH  
£595,000

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# 6 Moorbank Drive, Sandygate, Sheffield, S10 5TH

£595,000

Council Tax Band: C

A stunning four double bedroom, two bathroom extended semi-detached home which is situated on this quiet cul-de-sac in Crosspool and is bursting with high quality fittings and stylish decor throughout! Perfect for families, the property enjoys an open plan dining kitchen, an additional games room to the ground floor, attic master suite and a private patio garden to the rear to name a few highlights. Located close to open countryside, the property is near to shops, cafes and amenities and is within the catchment area of Lydgate and Tapton schools. It is also well served by regular bus routes giving easy access to the universities and hospitals. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, downstairs wc, lounge with log burner, open plan dining kitchen with bespoke fitted units, a garden room with bi-folding doors and a log burner, games/study room and a utility room. To the first floor there is a landing area, three double bedrooms and a large four piece family bathroom. To the second floor there is an attic master bedroom with fantastic views and an en-suite shower room. Outside, there is long gravelled driveway, lawn and detached outbuilding to the front, whilst to the rear there is a private courtyard styled garden. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your viewing today! Freehold tenure, council tax band C.

## Entrance Hallway

A wide and inviting entrance hallway which is accessed through a front facing wooden entrance door with surrounding upvc double glazed windows. There is a front facing velux window, LVT flooring, a cast iron radiator and a staircase rising to the first floor accommodation.

## Downstairs WC

A useful addition to the property, having a low flush wc and vanity wash basin. With vinyl flooring and tiled walls.

## Lounge

A good sized lounge which has a front facing upvc double glazed window and a front facing velux window bringing much light into the room. Having a feature log burner with stone surround and hearth, fitted storage cupboards and shelving to the alcoves, a cast iron radiator and ample space for furnishings.

## Open Plan Dining Kitchen

A stunning open plan kitchen/dining/living area which has fitted bespoke wall and base units with a quartz worksurface incorporating an inset stainless steel sink and mixer unit and induction hob with extractor above. With high quality fitted appliances including a Miele double electric oven and grill/microwave unit plus a dishwasher, and space for an American fridge freezer. With tiled flooring, two rear facing upvc double glazed windows, a cast iron radiator, open brick feature wall and ample space for a dining table. The room opens to the garden room and a further door leads to the games room/utility area.

## Garden Room

A fantastic addition to the home, this converted conservatory has a feature open brick wall, log burner, side facing bi-folding doors opening to the patio, upvc double glazed windows, a upvc double glazed ceiling and a cast iron radiator.

## Games Room/Study

Another useful room which is ideal for use as a games room, study or occasional bedroom. Having LVT flooring, a cast iron radiator, front facing upvc double glazed window and a front facing velux window. A door leads to the utility room.

## Utility Room

A useful area having space and plumbing for a washing machine and tumble dryer, plus additional storage cupboards and LVT flooring.

## First Floor Landing Area

A staircase ascends from the hallway and leads to the first floor landing area, which has a wooden bannister rail, doors to all rooms and a front facing upvc double glazed window. A further staircase rises to the second floor.

## Bedroom Two

The former master bedroom, having a front facing upvc double glazed window which enjoys far reaching views, fitted bespoke wardrobes and a radiator.

## Bedroom Three

A double sized room which has a rear facing upvc double glazed window and a radiator.

## Bedroom Four

Taking advantage of the extension, this double sized room has a front facing upvc double glazed window with far reaching views and a radiator.

## Bathroom

A gorgeous modern styled bathroom which has a four piece suite comprising of a tiled bath, a walk in double shower enclosure, vanity wash basin and a low flush wc. With two rear facing upvc double glazed windows and a chrome towel radiator.

## Attic Master Bedroom

A staircase ascends from the first floor landing and leads to the attic master bedroom which is a double sized room and has two front facing velux windows enjoying far reaching views and two rear facing upvc double glazed dormer windows. With ample eaves storage cupboards and a door leads to the en-suite shower room.

## En-Suite Shower Room

Another great addition, this modern styled en-suite shower room has a walk in double sized shower enclosure, a wall mounted wash basin and a low flush wc. With a side facing velux window, rear facing upvc dormer window, storage to the eaves and a chrome towel radiator.

## Outside

To the front of the property a gravelled driveway leads to the property and provides parking for approximately three cars. There is a lawned garden and a detached outbuilding. To the rear there is a private, enclosed patio garden with indian stone flags, surrounding shrubs and borders, and is ideal for outdoor dining!

## Outbuilding

A useful addition to the property, this stone built detached outbuilding is perfect for storage or could be used as an office if desired. Having a roller door, power and lighting and a side facing double glazed window.



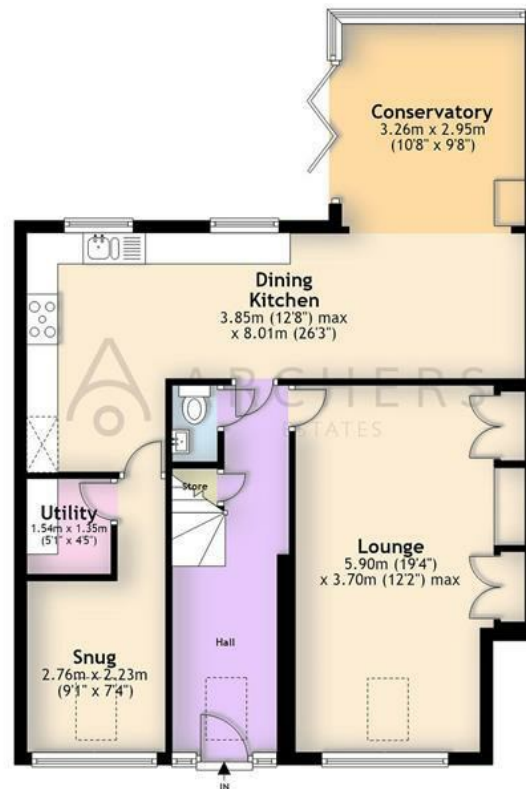
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**Ground Floor**  
Approx. 75.4 sq. metres (811.2 sq. feet)



**Outbuilding**

Approx. 21.3 sq. metres (229.2 sq. feet)



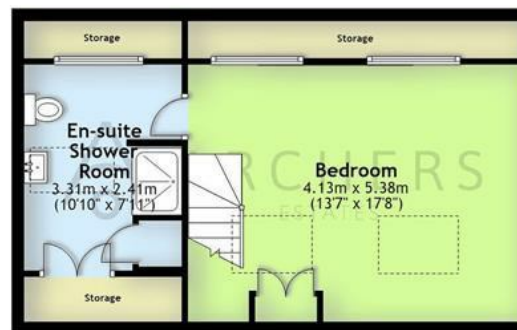
**First Floor**

Approx. 52.6 sq. metres (566.2 sq. feet)



**Second Floor**

Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 187.6 sq. metres (2018.9 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |