

7 Stonewood Grove, Sandygate, Sheffield, S10 5SS
£450,000

ARCHERS
ESTATES



7 Stonewood Grove, Sandygate, Sheffield, S10 5SS

£450,000

Council Tax Band: E

A spacious and well presented two double bedroom detached bungalow which is located on this quiet cul-de-sac in Sandygate! Perfect for downsizers or families, the property has been lovingly maintained throughout and highlights include a modern kitchen, a conservatory, additional office/study and utility rooms and a gorgeous south facing garden! Situated close to open countryside, shops and amenities, the property is well served by regular bus routes nearby giving access to the universities, hospitals and city centre, and is within the catchment area of popular local schools if desired. With double glazing and gas central heating throughout, the property in brief comprises; entrance vestibule, lobby, hallway with storage, kitchen, open plan lounge/dining room, conservatory, office/study room, utility room, two double bedrooms, a bathroom and a separate wc. Outside, there are two lawns and a driveway to the front leading to the garage whilst to the rear there is a good sized lawned garden with patio. Available to the market with NO CHAIN INVOLVED, contact Archers Estates to book your viewing today! Freehold tenure, council tax band E.

Entrance Vestibule

Access to the property is gained through front facing upvc french doors which lead immediately into the vestibule. Further doors lead to the lobby.

Lobby

Having a radiator, the lobby area opens to the hallway.

Hallway

A wide and inviting hallway which has a radiator, a useful storage cupboard and doors leading to the majority of rooms on the property. There is also a loft hatch giving access to the roof space which is boarded and ideal for storage.

Kitchen

A modern and tastefully presented kitchen which has stylish wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There is an integrated Bosch electric oven and grill/microwave unit and space for appliances including a dishwasher and under counter fridge and freezer. With a radiator, vinyl flooring, a serving hatch to the lounge/dining room and a front facing upvc double glazed window.

Lounge/Dining Room

A larger than average living room which comprises of a lounge and dining area. Having two radiators, ample space for furnishings, an electric fire with feature surround and sliding patio doors leading to the conservatory. A further door leads to the office/study room.

Conservatory

A great addition to the property, this sizeable conservatory adds another living space to the home with upvc double glazed windows, a radiator and side facing upvc double glazed french doors leading to the patio.

Office/Study Room

Located off the lounge, this room could be used as an office or even occasional bedroom if required. Having a rear facing upvc double glazed window, radiator and a door leading to the utility room.

Utility Room

Another useful room, having fitted wall and base units providing ample storage and a laminate work surface. With space and plumbing for a washing machine and tumble dryer, vinyl tiled flooring and another door leading to the garage.

Garage

A spacious garage which has an electric roller door to the front, power and lighting and housing for the combi boiler. The garage offers storage space in abundance.

Master Bedroom

A spacious double sized master bedroom which has a rear facing upvc double glazed window, a radiator and fitted wardrobes.

Bedroom Two

The second bedroom is another double sized room which has a front facing upvc double glazed window, a radiator and fitted wardrobes.

Bathroom

Having a suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. With a radiator and side facing upvc double glazed window.

Separate WC

Having a low flush wc, pedestal wash basin and side facing upvc double glazed window.

Outside

To the front of the property there is a block paved path leading to the entrance door which has lawns either side, and a drive leads to the garage. There are two passages either side of the building leading to the rear garden which has a patio and large lawn. Enjoying a south facing outlook, it's the ideal location for those enjoying the sunshine and has fruit trees, shrubs, borders and fencing surrounding.



Ground Floor

Approx. 123.7 sq. metres (1331.6 sq. feet)



Total area: approx. 123.7 sq. metres (1331.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
01142 683833
info@archersestates.co.uk
www.archersestates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	