



**Crowstone Grove Stocksbridge Sheffield S36 2DB**  
**Price £415,000**



# Crowstone Grove

Sheffield S36 2DB

Price £415,000

**\*\* LAST PLOT REMAINING - STAMP DUTY PAID INCENTIVE \*\*** Show Home Now Open - Every Friday, Saturday & Sunday 10am - 4pm. No Appointment Necessary - Walk-ins Welcome.

A stunning detached home that perfectly blends elegance with everyday practicality. Featuring four generously sized bedrooms, three beautifully appointed bathrooms, and a single garage, this home is designed for both comfort and convenience. The expansive open-plan living and kitchen area flows seamlessly onto a private garden through patio doors, offering the ideal space for both relaxation and entertaining. This home provides everything you need for modern family living.

Willow Heights is a brand new development of just 14 executive detached homes brought to you by award winning builder Woodall Homes. Nestled amongst the picturesque landscape of Stocksbridge, North of Sheffield City Centre, this bespoke development benefits from incredible views across the valley whilst being situated within easy reach of amenities.

Each home on the development has been crafted with care embodying the essence of contemporary living, boasting an abundance of space and comfort. Finished to the highest standard throughout, this three-storey home is welcoming and bright. From an exceptional German Nobilia kitchen to generously-proportioned bedrooms, each room has been expertly designed.

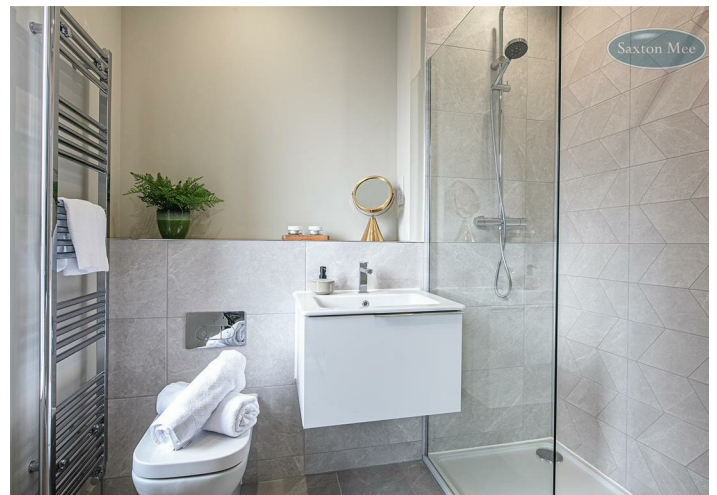
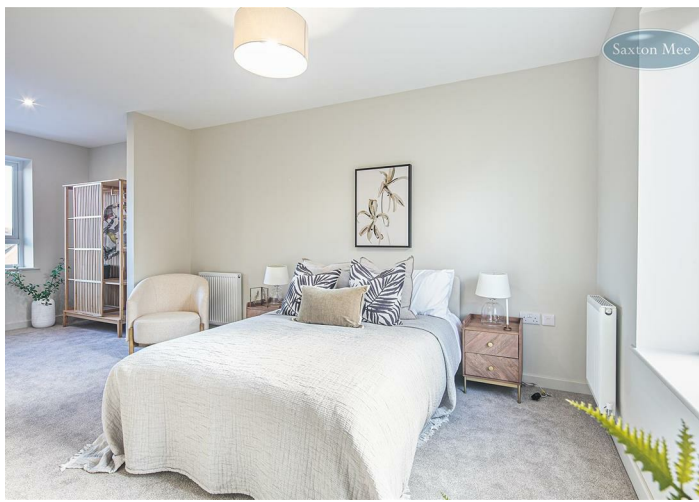
Each property is finished with a beautifully landscaped rear garden, ready for you to enjoy the second you move in. Private and secluded, the garden is an extension to your home with patio doors providing access directly from the dining area. Whether you need a space for children to play or a fabulous entertaining spot - these homes provide everything you could need all in one space, complete with driveway and garage.

Please call Saxton Mee to arrange a viewing at the show home and to discuss the Stamp Duty Paid incentive.

- WILLOW HEIGHTS - EXCLUSIVE NEW DEVELOPMENT OF JUST 14 HOMES
- AWARD WINNING DEVELOPER - BROUGHT TO YOU BY WOODALL HOMES
- FOUR-BED DETACHED HOME SET OVER THREE STOREYS WITH GARAGE & PRIVATE DRIVEWAY
- HIGH SPECIFICATION- INCLUDING GERMAN NOBILIA KITCHEN, NEFF APPLIANCES, PORCELANOSA TILING & CARPETS THROUGHOUT
- LANDSCAPED REAR GARDENS - PERFECT FOR RELAXATION AND OUTDOOR ENJOYMENT
- ENERGY EFFICIENT - SOLAR PV PANELS & EV CHARGER INCLUDED AS STANDARD
- SHOW HOME NOW OPEN - EVERY FRIDAY, SATURDAY & SUNDAY 10AM - 4PM. NO APPOINTMENT NECESSARY - WALK-INS WELCOME
- LAST PLOT - STAMP DUTY PAID INCENTIVE







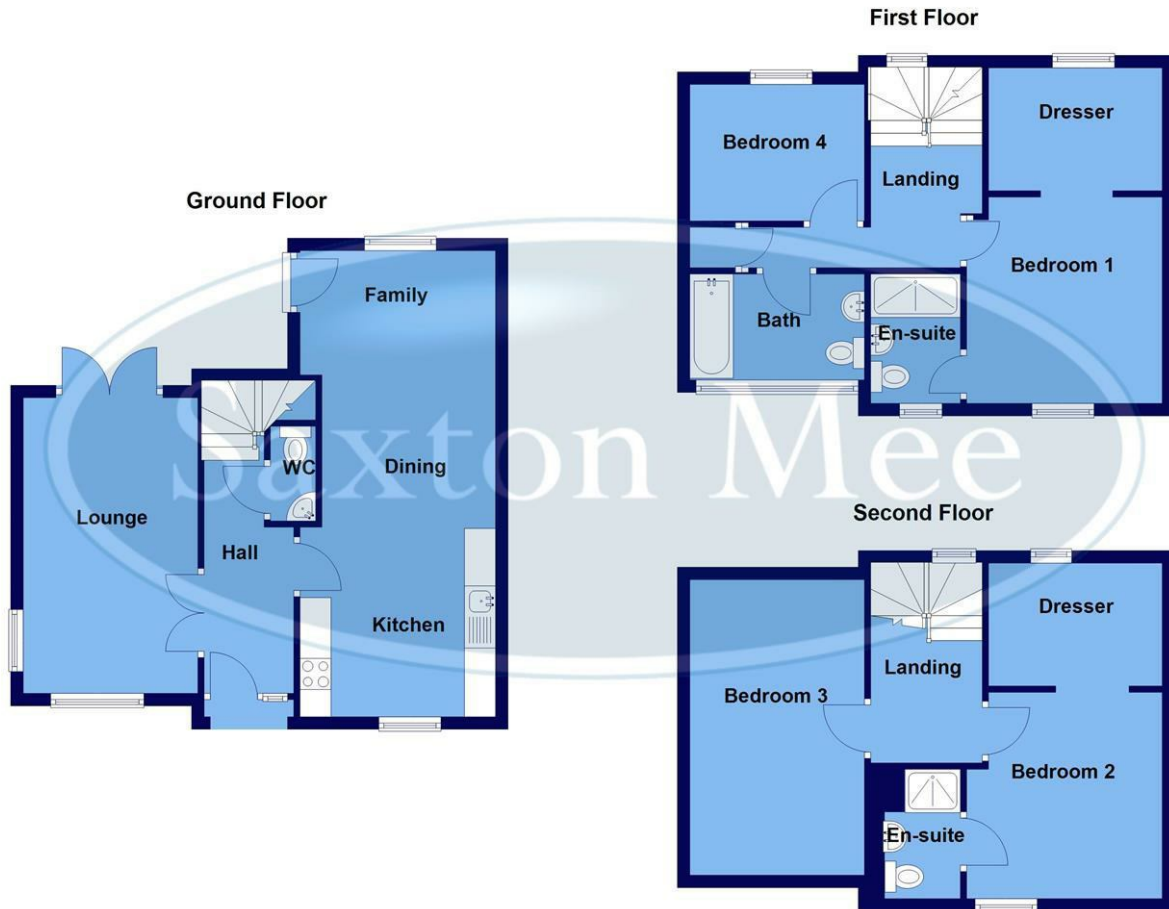
## OUTSIDE

Each property is finished with a beautifully landscaped rear garden, ready for you to enjoy the second you move in. Private and secluded, the garden is an extension to your home with patio or bi-fold doors providing access directly from the dining area. Whether you need a space for children to play or a fabulous entertaining spot - these homes provide everything you could need all in one space, complete with driveway and garage.

## LOCATION

A thriving community, Stocksbridge combines rich history with modern living all within touching distance of the Peak District National Park. For day-to-day life, you will find everything you need just a short walk away including a post office, pharmacy, supermarket and children's play area. Stocksbridge provides excellent links to nearby Sheffield and Barnsley where you can find premium dining experiences, bars and entertainment for all the family. In the village, Fox Valley Shopping Centre offers Ponti's Italian Kitchen and Zorro Lounge are deservedly local favourites.

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.



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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



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>			
(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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	