St Luke's
Sheffield's Hospice

Saxton Mee

Rookery Vale, Deepcar, Sheffield, S36 2NP

Price Guide £380,000

PRICE GUIDE £380,000 - £390,000 Enjoying uninterrupted rear views is this four/five bedroom, two bathroom detached property which enjoys a large rear garden and benefits from a driveway providing off-road parking, a garage, solar panels, electric car charging point, uPVC double glazing and gas central heating. The property is ideal for a family and is situated on this popular estate in a quiet cul-de-sac position. Set over three spacious levels, the accommodation briefly comprises front composite door which opens into the entrance hall with an under stair storage cupboard and access into a downstairs WC, the garage, lounge and the kitchen/diner. The well proportioned lounge has a large bay window allowing lots of natural light, while the centre piece to the room is the media wall. The kitchen/diner is a good size and has a range of wall, base and drawer units with a contrasting granite work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven and microwave along-with housing for a dishwasher a fridge freezer. There is ample space for a dining table and chairs, with the two rear windows make this a bright and airy space. A staircase leads down to the lower ground floor with access into a sun room and multi-purpose room. There are uPVC French doors opening onto the rear and an under stair storage cupboard. The separate multi-purpose room has a rear entrance door and could be utilised as a bedroom/office/playroom etc. From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the four bedrooms and the principal bathroom. The good size master benefits from fitted wardrobes and comes with an en suite bathroom with WC and wash basin. Bedrooms two, three and four all benefit from fitted storage. The bathroom comes with a three piece suite including bath with shower.

OPEN 7 DAYS A WEEK

OUTSIDE

To the front of the property is a garden area with a double-width driveway which leads to the integral garage. Access down the side of the property leads to the rear garden which is mostly laid to lawn and includes a patio.

LOCATION

The estate comes with its own playground. Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the town include a transformation of Manchester Road with a new Library and Community Hub building at its heart. The development will house managed workspace as well as new community facilities. Investment in new paving and public realm in the town centre is also planned, as well as proposals for a shop front grant scheme to transform and regenerate the town's retail area. Other projects include improvements to sports, education and outdoor infrastructure.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

VALUER

Greg Ashmore MNAEA

Saxton Mee

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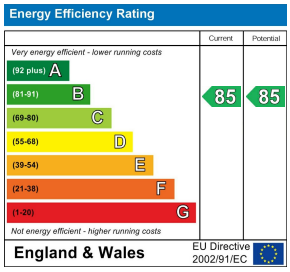
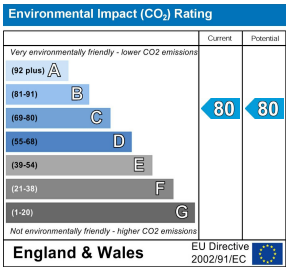
Total area: approx. 147.6 sq. metres (1588.5 sq. feet)

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





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