







33 Fairbarn Road

Stannington • Sheffield • S6 5PP

Guide Price £265,000 - £285,000

Situated in an elevated position with stunning far-reaching views over the Rivelin Valley, and just a stone's throw from scenic walks, this light and airy three double bedroom semi-detached family home is also conveniently close to the amenities of Stannington. The property benefits from a sunny garden room, driveway with EV charger, integral garage, a fabulous architect-designed landscaped garden, and a versatile outbuilding. The garden outbuilding provides an ideal home office, while a balcony makes the most of the impressive views. A front porch leads into the living room, featuring varnished floorboards, a bay window, and an exposed brick fireplace with an oak mantel and tiled hearth, offering potential for a log burner (subject to the necessary checks). From here, you move through to a bright and spacious dining kitchen, which opens into a garden room dining area enjoying beautiful views over the garden. The fitted kitchen includes an inset oven, gas hob with tiled splashback, and tiled flooring. A step leads up to a useful utility area with a sink and plumbing for a washing machine, which also provides internal access to the integral garage. Upstairs, there are two front-facing double bedrooms with impressive views across the Rivelin Valley, along with a third rear-facing double bedroom overlooking the landscaped garden. All rooms are presented in neutral décor with carpeting. The family bathroom is fitted with a modern white suite, complemented by a contrasting tiled floor. French doors open onto a decked balcony with a glass balustrade, creating a lovely sunny seating area with elevated views over the garden. Externally, the property offers attractive kerb appeal, with a driveway and EV charger leading to the integral garage. To the rear is a beautifully landscaped, architect-designed garden, thoughtfully arranged into zoned areas featuring decorative stone, a stone patio, and a wide variety of established planting. At the far end of the garden is a versatile wooden outbuilding, part storage shed and part office, complete with a toilet—ideal for home working. Fairbarn Road is ideally located close to the heart of Stannington Village, offering a range of local shops, pubs, and a popular park with café. The property is also within easy reach of the scenic walks and green spaces of the Rivelin Valley. Despite its peaceful, semi-rural setting, the area benefits from excellent transport links, including access to the Supertram and Sheffield city centre just a short drive away, making it a highly desirable and well-connected location for families.





- Semi Detached Family Home in S6
- Stunning Views Over Rivelin Valley
- 3 Good Sized Bedrooms
- Impressive Balcony Views
- Outstanding Schools in Catchment

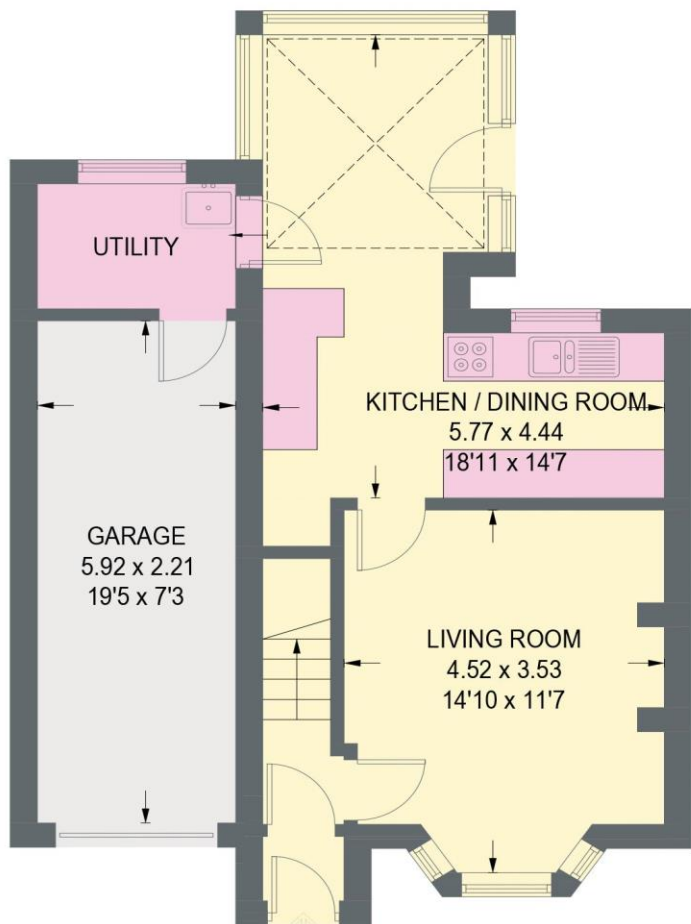
- Versatile Outbuilding
- Landscape Architect Designed Garden
- Driveway, EV Charger & Garage
- Leasehold - Absent Landlord
- Council Tax Band B, EPC Rating D



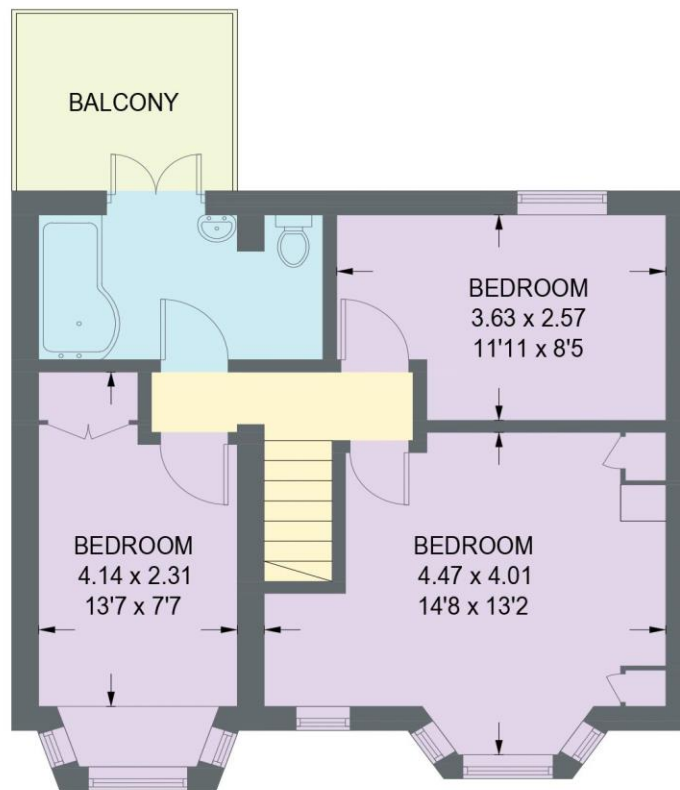


33 FAIRBARN ROAD

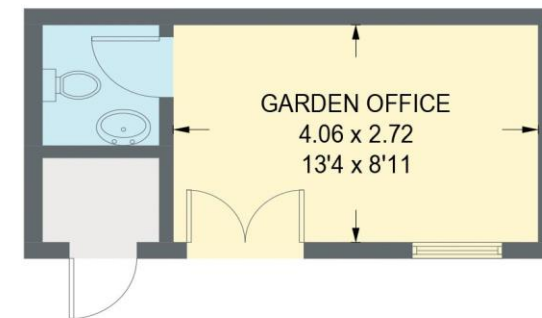
APPROXIMATE GROSS INTERNAL AREA = 100.4 SQ M / 1080 SQ FT
(INCLUDING GARAGE)
GARAGE OFFICE = 14.8 SQ M / 159 SQ FT
TOTAL = 115.2 SQ M / 1239 SQ FT



GROUND FLOOR IN
56.9 SQ M / 612 SQ FT



FIRST FLOOR
43.5 SQ M / 468 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale.



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