



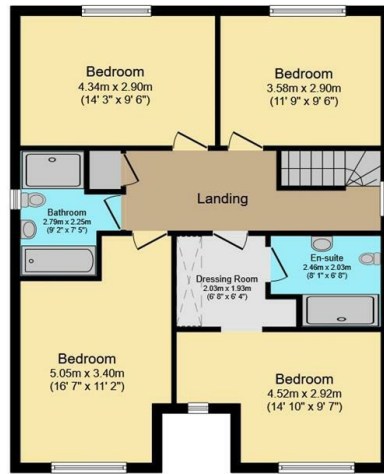
## 3 Century Chase, Stannington, Sheffield, S6 6GS

Offers Over £580,000

- Detached executive home
- Underfloor heating on ground floor
- Off street parking and integrated garage
- Built in 2020
- Stunning open plan kitchen/dining/living area
- Four double bedrooms
- Quiet cul-de-sac
- Separate lounge
- Main bedroom with en suite
- Short walk to stunning countryside



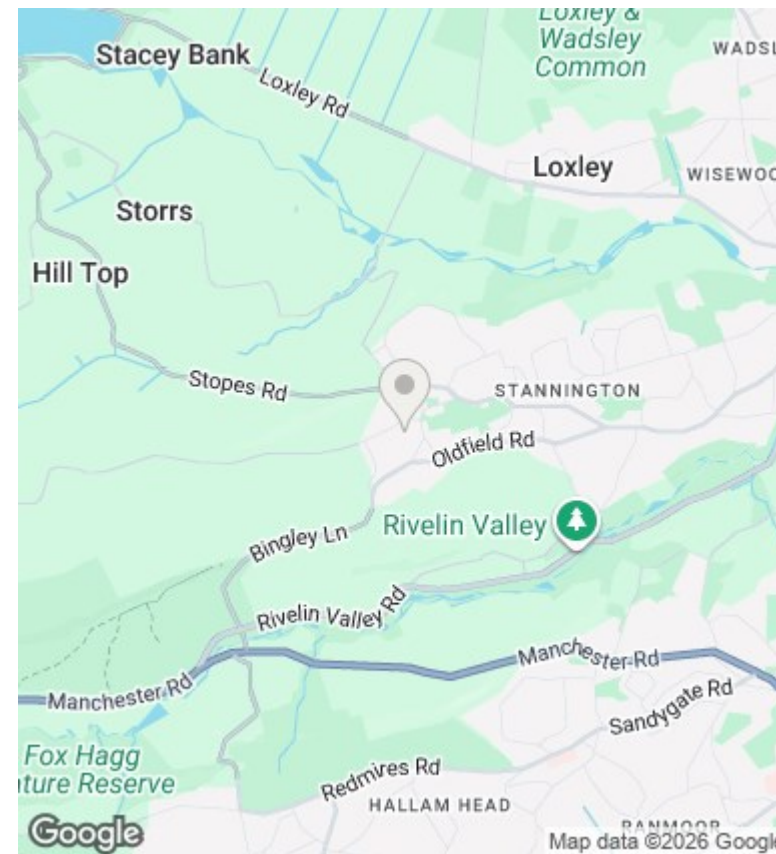
**Ground Floor**  
Floor area 85.0 sq.m. (915 sq.ft.)



**First Floor**  
Floor area 77.2 sq.m. (831 sq.ft.)

Total floor area: 162.2 sq.m. (1,746 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

A

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	85	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	