



## Samuel Fox Avenue, Deepcar, S36

Offers Over £205,000

- TWO DOUBLE BEDROOM MID-TERRACED HOME
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND B – £1,975.97 PER ANNUM
- FREEHOLD PROPERTY
- OPEN-PLAN BREAKFAST KITCHEN AND LOUNGE
- EXCELLENT LINKS TO SHEFFIELD, BARNSELY AND THE M1
- QUIET CUL-DE-SAC POSITION
- GARDEN ROOM EXTENSION WITH BI-FOLD DOORS
- CLOSE TO FOX VALLEY RETAIL PARK

# Samuel Fox Avenue, Deepcar, S36

**\*\* LOVELY TWO BEDROOM MID TERRACED PROPERTY \*\*** Ideally located within this popular development of family homes close to Fox Valley Retail Park, this well-presented two double bedroom mid-terraced property offers modern living in a convenient commuter location. Positioned towards the end of a quiet cul-de-sac, the property benefits from an allocated parking bay, garden room extension and a low-maintenance rear garden. The property is ideally placed for access to Sheffield and surrounding areas, with excellent road links via the A616, A628 Woodhead Pass and the M1 motorway (Junction 35A). Fox Valley Retail Park is within easy reach, offering a wide range of shops, cafés, restaurants and everyday amenities. A welcoming entrance hallway leads into the spacious open-plan breakfast kitchen and lounge, providing a practical and sociable living space. The kitchen offers a range of fitted units, worktop space and room for dining, while the lounge provides space for comfortable seating and everyday relaxation. Bi-fold doors open from the living area into the garden room extension, currently used as a dining room and playroom. This versatile additional space could also be utilised as a home office, snug or further reception room, providing flexibility for modern family life.

The ground floor is completed by a useful cloakroom/WC. To the first floor are two evenly sized double bedrooms, both offering good proportions and space for bedroom furniture. The accommodation is completed by a family bathroom fitted with a modern suite. Externally, the property benefits from a private, enclosed low-maintenance rear garden with artificial lawn, providing an ideal outdoor space with minimal upkeep. An excellent opportunity for first-time buyers, couples or investors looking for a modern home in a convenient location close to local amenities and transport links.



Council Tax Band: B



### **ENTRANCE HALLWAY**

A composite entrance door with decorative glazed panels opens into the entrance hallway, featuring wood-effect laminate flooring, a central heating radiator, a ceiling light point, and a slim uPVC window to the front elevation. Stairs rise to the first floor, with doors leading to the downstairs WC and the spacious open-plan living area.

### **OPEN PLAN LIVING SPACE**

#### **BREAKFAST KITCHEN**

The breakfast kitchen is fitted with a substantial range of pale grey high-gloss wall, base and drawer units, complemented by oak-effect worktops with matching upstands, tiled splashbacks and under-unit lighting. Integrated appliances include a four-ring gas hob with an extractor hood above and black gloss splashback, an electric oven, fridge freezer and dishwasher, with space and plumbing provided for a washing machine. A stainless steel sink with mixer tap is positioned beneath a uPVC double glazed window overlooking the front elevation.

The breakfast area comfortably accommodates a dining table if required. The current owners have chosen to use the adjoining garden room as their main dining space and currently utilise this area for informal breakfast seating. Wood-effect laminate flooring continues seamlessly from the entrance hallway, and the room also benefits from a central heating radiator, recessed ceiling spotlights and a door leading to a generous walk-in storage cupboard, which is currently used to house a tumble dryer. The space flows openly into the lounge area, creating an ideal layout for modern family living.

#### **LOUNGE AREA**

The lounge provides a lovely space in which to relax and unwind, featuring a stylish panelled feature wall, carpeted flooring, a central heating radiator and a ceiling light point. Bi-fold doors open into the garden room, creating a seamless connection between the living spaces and enhancing the open-plan feel of the ground floor.

#### **GARDEN ROOM**

The garden room extension provides a superb, versatile addition to the home and is currently arranged as a combined dining room and playroom. Flooded with natural light

from full-height windows to three sides, all fitted with blinds, the space offers an attractive outlook over the garden and creates an ideal environment for both entertaining and family living. Wood-effect laminate flooring continues through from the main living areas, and a door provides direct access to the enclosed rear garden.

### **DOWNSTAIRS WC**

The downstairs WC features wood-effect laminate flooring, a ceiling light point, central heating radiator and stylish brickwork-effect half-tiled walls. Fitted with a WC, wash basin and extractor fan, the room also benefits from an obscure uPVC double glazed window to the front elevation providing natural light and ventilation.

### **STAIRS RISING TO THE FIRST FLOOR**

#### **BEDROOM ONE**

Bedroom one features carpet flooring, a stylish papered feature wall, central heating radiator and ceiling light point. A uPVC double glazed window to the rear elevation provides natural light and an outlook over the garden.

#### **BEDROOM TWO**

A further good-sized double bedroom featuring carpet flooring, a papered feature wall, central heating radiator and ceiling light point. The room benefits from a uPVC double glazed window to the front elevation and built-in cupboard storage, which also houses the wall-mounted boiler.

#### **FAMILY BATHROOM**

The family bathroom is fitted with a panelled bath, wall-mounted shower with side screen door, WC and wash basin set into a contemporary floating vanity storage unit. The room features vinyl flooring, tiled walls to wet areas, a vertical heated towel rail, recessed ceiling spotlights and an extractor fan.

### **LANDING AND STAIRS**

The landing and staircase feature white painted spindle balustrading, a central heating radiator and ceiling light point. Doors lead to two bedrooms and the family bathroom, with loft hatch access providing entry to a fully boarded loft space with a sturdy pull-down ladder, lighting and power sockets installed.

## FRONT GARDEN

To the front of the property is a low-maintenance pebble bed with intermittent planting, along with a paved pathway leading to the entrance door. The property also benefits from an allocated parking space.

## REAR GARDEN

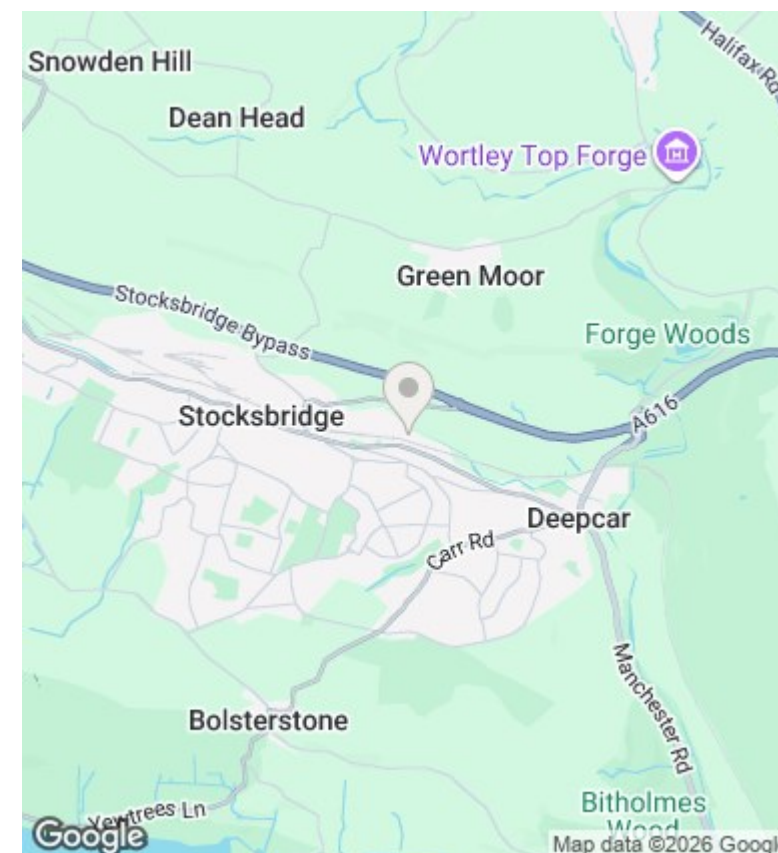
The low-maintenance rear garden comprises an artificial lawn, raised planted beds and fenced boundaries to either side. A side gate provides convenient access to the rear of the property.

## DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
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## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

B

| 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 |