



Standon Drive, Sheffield S9 1PL

welcome to

Standon Drive, Sheffield

TOP OF THE PLOTS - Premium three-bedroom extended end townhouse offering stylish open-plan living and modern, move-in ready accommodation throughout. Set on a substantial plot with a gated driveway, stunning landscaped garden backing onto woodland, and excellent access to motorway links. **VIEW NOW!!!**



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Porch

A welcoming entrance porch featuring a side-facing entrance door and rear-facing window, allowing plenty of natural light to flow through the space. The porch provides practical access into the main hallway, creating an inviting first impression to the home.

Entrance Hall

A bright and welcoming entrance hall accessed via a front-facing entrance door, complemented by a side-facing window that provides natural light.

Lounge

A cosy and inviting lounge featuring a front-facing window that provides excellent natural light, a radiator, useful built-in storage cupboard, and a stunning feature log burner which creates an attractive focal point adding warmth and character to the room.

Dining Room

Open plan to Reception Room Three, creating a bright and versatile living space ideal for modern family life. Benefiting from a radiator and seamless flow between both areas, the space is enhanced by a side-facing Velux window in Reception Room Three, allowing an abundance of natural light and adding to the airy feel of the accommodation.

Reception Room Three

A bright and versatile reception room featuring a side-facing window and side-facing door, allowing for plenty of natural light and convenient access to the outside. Benefiting from a radiator for added comfort, this flexible space is ideal for use as a family room, garden room, home office or additional sitting

area.

Kitchen

A modern and stylish kitchen fitted with a range of wall and base units complemented by a breakfast bar, providing both practical storage and additional seating. Featuring a sink and drainer, integrated hob, oven and extractor fan. Natural light is provided by rear and side-facing windows, while a side-facing door offers convenient external access. Finished with a radiator, this well-appointed kitchen is both functional and attractive for everyday living.

Landing

A bright and spacious landing benefiting from a side-facing window that provides natural light to the first-floor accommodation. The landing also features a loft hatch, offering access to additional roof space, and provides access to all bedrooms and the family bathroom.

Bedroom One

A generously sized principal bedroom featuring a rear-facing window overlooking the garden & woodland, a radiator, and a range of fitted wardrobes providing excellent built-in storage. A bright and spacious room, beautifully presented and ideal as a comfortable main bedroom.

Bedroom Two

A well-proportioned double bedroom featuring a rear-facing window enjoying views over the garden, a radiator, and fitted wardrobes providing useful built-in storage. A bright and comfortable room, ideal as a guest bedroom, child's room, or home office.

Bedroom Three

A spacious third bedroom featuring a front-facing window allowing for plenty of natural light, a radiator, and a useful built-in storage cupboard. A versatile room that would suit a bedroom, nursery, home office, or dressing room.

Bathroom

A modern and well-presented bathroom fitted with a shower cubicle, hand wash basin and WC. Complemented by a heated towel rail and extractor fan for added comfort and practicality. A front-facing window provides natural light and ventilation, creating a bright and welcoming space.

Outside

To the front of the property is a private gated driveway providing off-road parking for up to four vehicles.

The rear of the property boasts a beautifully landscaped garden, thoughtfully designed for low-maintenance outdoor living and entertaining. Featuring artificial lawn, attractive decked seating areas and an Indian stone patio, the garden offers a variety of spaces to relax and enjoy. Fully enclosed by fencing and backing directly onto woodland, it benefits from a high degree of privacy and a peaceful natural outlook. Further benefits include a greenhouse and two external water taps, adding practicality to this exceptional outdoor space.

Large Garden Room

A superb multi-purpose outdoor building, currently utilised as a generous sized garden room. Benefiting from two attractive front-facing bay windows that allow for an abundance of natural light. The space is enhanced by spotlights, a dedicated bar area and an electric radiator, making it comfortable for year-round use. A versatile addition to the property, ideal for entertaining, working from home, or relaxing.

Car Port & Garage

Situated to the side of the property, the car port and garage provide excellent additional off-road parking and useful storage space.



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welcome to

Standon Drive, Sheffield

- Premium three bedroom end townhouse - substantially extended
- Stunning open plan living space with multiple receptions
- Modern & stylish decor throughout - move in ready
- Gated driveway providing off road parking
- Exceptional plot with landscaped gardens backing onto woodland

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117565 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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