







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. Partially loft space offers useful storage and potential to develop subject to necessary consents. 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. 800 yrs from 1936 £2.15 pa
- Council Tax Band B, EPC Rating D



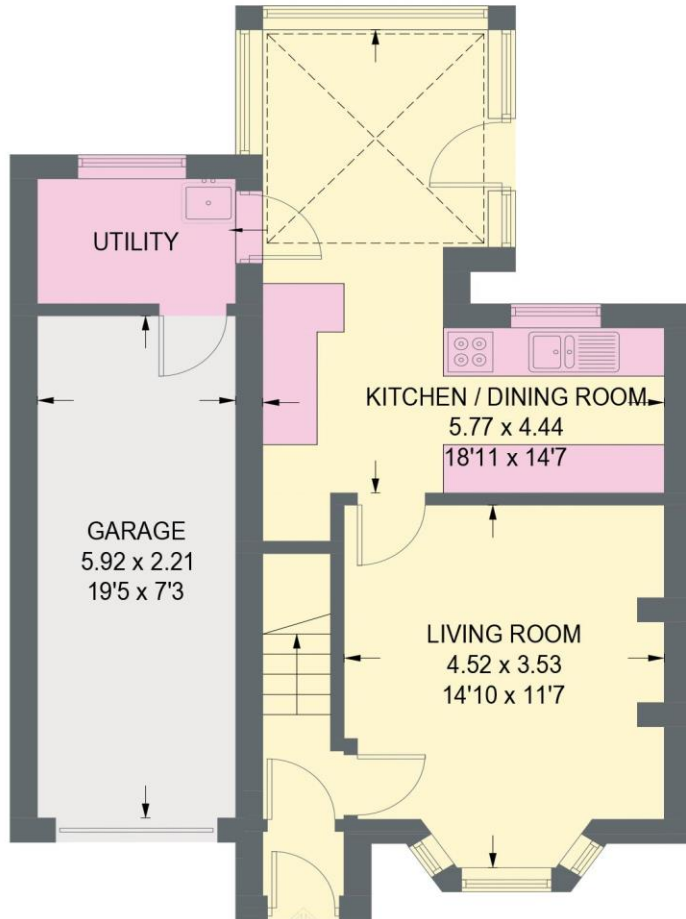


33 FAIRBARN ROAD

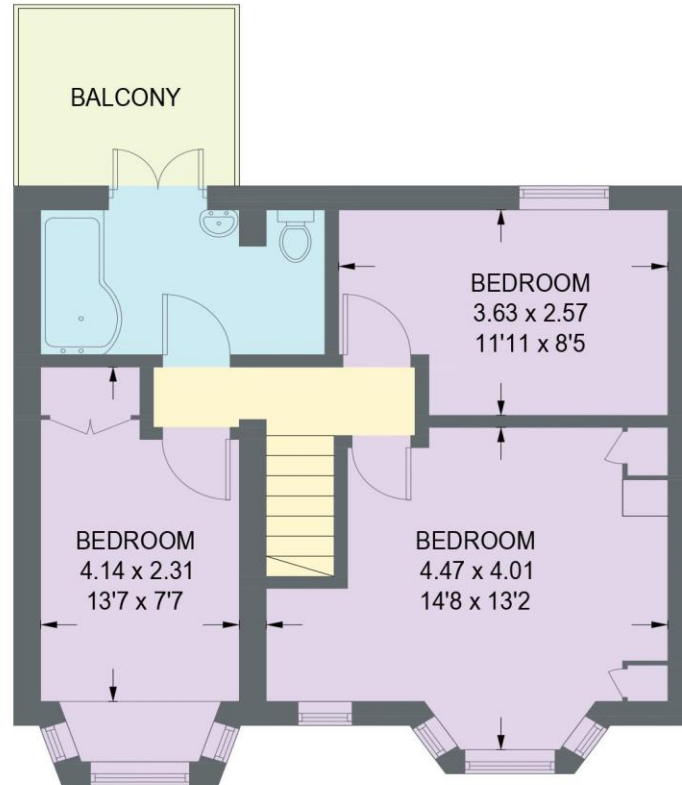
APPROXIMATE GROSS INTERNAL AREA = 100.4 SQ M / 1080 SQ FT
(INCLUDING GARAGE)

GARAGE OFFICE = 14.8 SQ M / 159 SQ FT

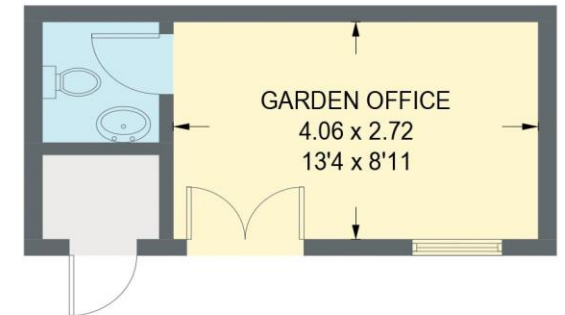
TOTAL = 115.2 SQ M / 1239 SQ FT



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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