Saxton Mee

Gill Meadows Stannington Sheffield S6 6FP
Guide Price £675,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £675,000-£700,000 ** STUNNING DETACHED HOUSE ** SEPARATE ONE BEDROOM ANNEXE ** Viewing is essential to fully appreciate the generous accommodation offered by this impressive four-bedroom detached family home, occupying a prime position within the highly regarded and sought-after Acorn Estate, S6.

Beautifully presented throughout, the property offers spacious and versatile family accommodation and benefits from a double garage, generous driveway providing ample off-road parking, beautifully maintained gardens, uPVC double glazing and gas central heating. Further highlights include a well-appointed kitchen/breakfast room, substantial garden room and useful ground-floor study.

The accommodation opens into a spacious and welcoming entrance hall, with access to a convenient downstairs WC. The well-proportioned lounge enjoys an attractive dual aspect, allowing plenty of natural light, and features a focal-point fireplace. At the heart of the home is the kitchen/breakfast room, fitted with a comprehensive range of units complemented by contrasting work surfaces incorporating the sink and extending to form a practical breakfast bar. A range of integrated appliances is included, while sliding doors provide direct access to the rear garden.

A particular feature of the property is the generous garden room, offering an excellent additional living and entertaining space with access to the rear garden. A separate study completes the ground-floor accommodation and provides an ideal space for home working.

To the first floor are four well-proportioned bedrooms and the family bathroom. The principal double bedroom benefits from its own en suite shower room, comprising a shower, WC and wash basin. Bedroom two is a further double room overlooking the front aspect and features fitted wardrobes. Bedrooms three and four overlook the rear garden and also benefit from fitted wardrobes.

- FOUR BEDROOM FAMILY HOME
- TWO BATH/SHOWER ROOMS
- BEAUTIFULLY PRESENTED
- EXTENDED KITCHEN LIVING
- WELL MANICURED GARDEN
- SEPARATE ONE BEDROOM ANNEXE
- DOUBLE GARAGE/GENEROUS PARKING
- CUL-DE-SAC LOCATION
- EXCELLENT AMENITIES
- GARDEN GAZEBO WITH HEATING

ACCOMMODATION CONTINUED
The fully tiled family bathroom is fitted with an attractive four-piece suite comprising a double shower enclosure, separate bath, WC and wash basin set within a vanity unit.

OUTSIDE
The property further benefits from a self-contained one-bedroom annexe, offering versatile additional accommodation. The annexe comprises a well-appointed kitchen and living area, a generous double bedroom and a modern shower room. Occupying a fabulous plot, the property is approached via a generous driveway providing ample off-road parking and access to the double garage. To the front, an attractive lawned garden is complemented by a variety of established plants and shrubs. The rear garden offers an excellent space for both relaxation and entertaining, featuring a decked terrace leading onto a well-maintained lawn surrounded by an abundance of mature plants and shrubs. A further decked terrace provides an ideal setting for the gazebo/summer house, creating an additional seating and entertaining area from which to enjoy the garden.

LOCATION
The property is ideally located for excellent amenities in Stannington including a Co-op superstore, well regarded fish and chip shop, a convenience store/post office, and well regarded local schools for pupils of all ages. There are regular public transport links to Sheffield City Centre which is just four miles from Stannington, where you will find a wealth of shops, and attractions like The Crucible Theatre, cinemas, live music venues, and much more. The edge of the Peak District is only minutes away, where hundreds of miles of hiking routes, charming historic towns and famous scenery awaits. Visit pretty rural towns like Edale, Castleton and Hope Valley, or natural attractions such as Kinder Scout nature reserve, Jacob's Ladder, Ladybower Reservoir, and the Blue John Cavern.

VALUER
Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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Total area: approx. 144.9 sq. metres (1559.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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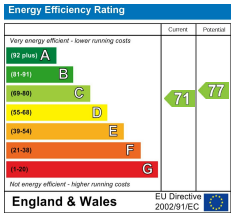

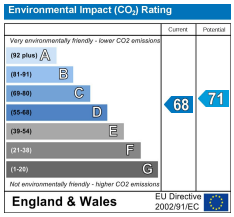

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