



Standish Bank, Shirecliffe, S5 8YB

Guide Price £340,000

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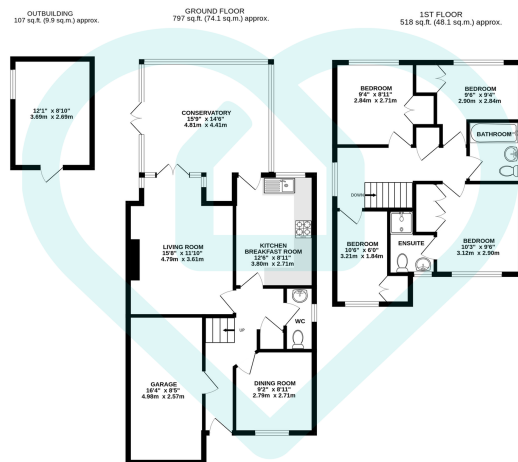
Why You'll Love It:

Set within a peaceful cul-de-sac in the increasingly popular area of Shirecliffe, Standish Bank is an impressive four-bedroom detached home that combines family-friendly practicality with modern efficiency. Step through the front door and into a welcoming entrance hallway, where the flow of the home begins. To the right, you'll find a formal dining room, ideal for hosting Sunday lunches or converting into a quiet study or playroom. Whether you're a growing family or working from home, the layout of this home adapts to your needs. The kitchen is set to the rear of the property which is a well proportioned and practical, with ample storage and workspace. The other side of the rear is the living room you're drawn into a spacious and bright space, offering plenty of space to relax, entertain, or unwind as a family. Light pours in from the rear windows, framing views of the garden beyond. Both the kitchen and living room connect directly to the beautiful conservatory – a suntrap space that opens out into the garden, making it perfect for a morning coffee, an afternoon read, or simply soaking up the sun while watching the kids play outside.

The ground floor also offers access to a guest WC and an integrated garage, adding extra convenience and flexibility to your daily routine. The garage could serve as secure parking, a utility space, or even be converted into another reception room or home gym. Upstairs, there are four well-sized bedrooms, each offering comfort, space, and versatility. The principal bedroom benefits from its own modern en suite shower room, creating a private retreat within the home. The other three bedrooms are all generously sized – ideal for children, guests, or home working setups – and share access to a contemporary family bathroom with both bath and overhead shower. The loft is an added extra an insulated space with wooden flooring which could make a great storage space.

To the rear, the enclosed garden is a real highlight. With a lawn it's perfectly suited to family life – whether you're growing vegetables, setting up a trampoline, or entertaining outdoors. The garden also includes outdoor brick storage, keeping everything from bikes to garden tools out of sight and organised. The home benefits from solar panels, helping to reduce energy bills and improve its environmental impact.



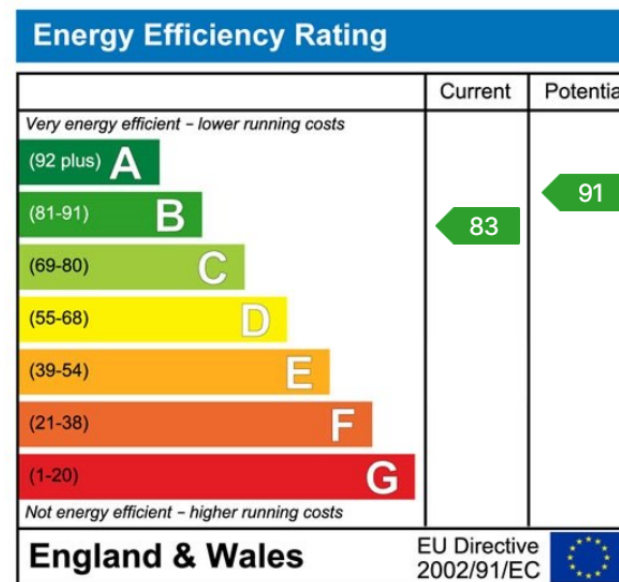


TOTAL FLOOR AREA : 1422 sq.ft. (132.1 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- No Upward Chain
- Close To Northern General Hospital
- Four Bedrooms
- Cul de Sac Position
- Perfectly Proportioned Family Home
- Detached House + Spacious Conservatory
- Two Reception Rooms
- Bathroom & En Suite
- Great Transport Links Into the City
- Energy Rating B, Solar Panels & CCTV



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