



## Samuel Fox Avenue, Deepcar, S36

Asking Price £210,000

- FREEHOLD
- LOVELY WOODLAND VIEWS
- OPENPLAN LIVING
- BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOME
- DOUBLE WIDTH DRIVEWAY
- COUNCIL TAX BAND B £1,858
- QUIET CUL DE SAC POSITION
- TWO DOUBLE BEDROOMS
- CLOSE TO EXCELLENT AMENITIES AND TRANSPORT CONNECTIONS

# Samuel Fox Avenue, Deepcar, S36

**\*\* VIEWING ESSENTIAL - FREEHOLD \*\*** Situated at the end of a quiet cul-de-sac, this recently built and beautifully presented two-bedroom semi-detached home combines modern style with practical family living. The property benefits from a double-width driveway, a fully enclosed rear garden, uPVC double glazing and gas central heating. Inside, a composite entrance door opens into a welcoming hallway, featuring a convenient downstairs WC and a generous under-stairs storage cupboard. The open-plan lounge and dining area is bright and airy, enhanced by attractive laminate flooring and three bi-folding doors that open seamlessly onto the rear garden, creating a wonderful sense of indoor-outdoor living. Upstairs, the property offers two generously sized bedrooms alongside a modern family bathroom. Externally, the fully enclosed garden provides an ideal space to relax or entertain. With excellent transport and motorway links, and Fox Valley just a stone's throw away, this home offers everything you need right on your doorstep.



Council Tax Band: B



### **ENTRANCE HALLWAY**

Entered through a sleek, part obscure-glazed composite front door, the hallway creates an immediate sense of warmth and style, enhanced by natural light from a front-facing uPVC double-glazed window. Contemporary wood-effect laminate flooring flows underfoot, complemented by a central heating radiator and panelled wall detailing. A ceiling light point brightens the space, while the staircase leads to the upper level. Solid internal doors provide access to the ground floor cloakroom and the impressive open-plan kitchen, dining, and living space beyond.

### **OPEN PLAN KITCHEN, DINING AND LIVING ROOM**

Designed with social living in mind, this generous open-plan space lends itself perfectly to entertaining and everyday family life. The kitchen and dining area is fitted with a range of cream wall, base and drawer units, complemented by wood effect work surfaces and under cupboard lighting. A sink with mixer tap sits beneath a front-facing uPVC double-glazed window, enjoying attractive woodland aspects. Integrated appliances include an electric oven, gas hob with extractor hood above, along with space for an upright fridge freezer and plumbing for a washing machine. Recessed ceiling spotlights, a central heating radiator and ample space for a dining table complete this section. Wood-effect laminate flooring runs throughout, with a solid door leading to a useful under-stairs storage cupboard with lighting. The space then opens effortlessly into the lounge area, where bi-fold doors span the rear elevation, connecting the interior to the garden and ideal for warmer days. A stylish panel feature wall adds character, complemented by an overhead light fitting and a central heating radiator to complete this inviting living area.

### **DOWNSTAIRS WC**

A handy downstairs WC featuring a wash basin and toilet, with a tiled splashback for a neat finish. A front-facing uPVC double-glazed obscure window lets in light while keeping privacy. Wood-effect laminate flooring, a ceiling light, and a central heating radiator complete this space.

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

### **BEDROOM ONE**

Currently used as a home office and dressing room, this spacious main bedroom offers flexibility to suit the buyer's needs. It features a rear-facing uPVC double-glazed window, carpeted flooring, a ceiling light point, and a central heating radiator.

### **BEDROOM TWO**

A generously sized bedroom, currently used as the main bedroom, featuring a front-facing uPVC double-glazed window with lovely elevated woodland views and a built-in storage cupboard with a solid door. Carpeted flooring, a ceiling light point, and a central heating radiator complete the room.

### **FAMILY BATHROOM**

A contemporary family bathroom comprising a WC, wash basin set into a vanity unit, and a bath with wall-mounted shower and screen. The walls are fully and partially tiled, with matching tiled flooring. A side-facing uPVC double-glazed obscure window, vertical heated towel rail, recessed ceiling spotlights, and extractor fan provide a practical and stylish finish.

### **FIRST FLOOR LANDING AND STAIRS**

Landing area with carpeted flooring and solid doors leading to the two bedrooms and family bathroom. A ceiling light point illuminates the space, while a loft hatch with a pull-down ladder offers convenient additional storage.

### **DRIVEWAY**

A double-width driveway offers parking for multiple vehicles, while a wooden side gate provides easy access to the rear garden.

### **REAR GARDEN**

A paved entertaining area extends from the bi-fold doors, leading to a garden mostly laid to lawn. The space is enclosed by fencing and includes a useful storage shed.

### **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.

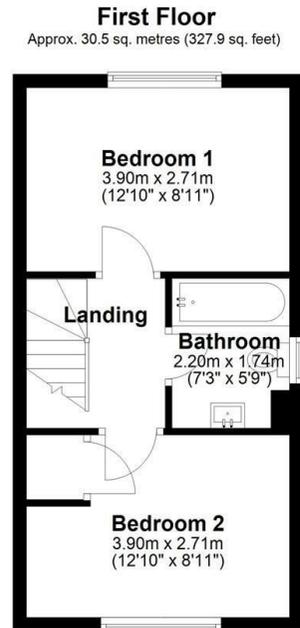
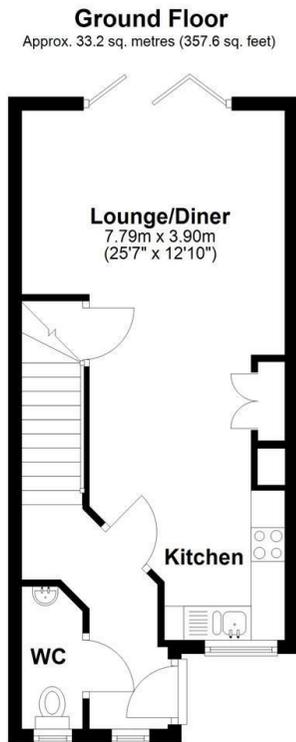
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

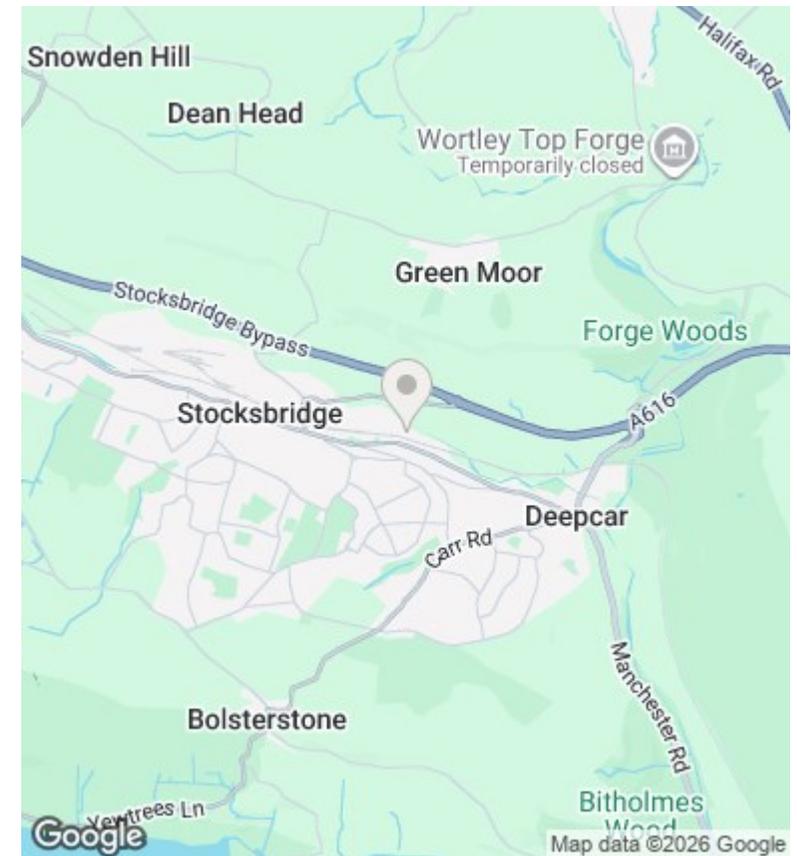






Total area: approx. 63.7 sq. metres (685.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## 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>			<b>97</b>
(81-91) <b>B</b>		<b>83</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	