



Off Bocking Hill Stocksbridge Sheffield S36 2AL
Price £435,000

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**** RESERVE BEFORE CHRISTMAS AND WE WILL PAY YOUR STAMP DUTY **** Show Home Now
Open - Every Friday, Saturday & Sunday 10am - 4pm. No Appointment Necessary - Walk-ins Welcome.

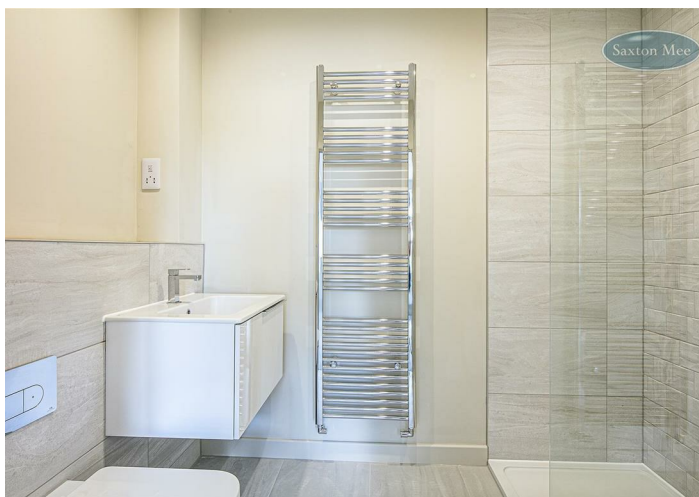
Willow Heights is a brand new development of just 14 executive detached homes brought to you by award winning builder Woodall Homes. Nestled amongst the picturesque landscape of Stocksbridge, North of Sheffield City Centre, this bespoke development benefits from incredible views across the valley whilst being situated within easy reach of amenities.

Welcome to Plot 7 The Rivelin, our largest detached four-bedroom property on this exclusive development. The Rivelin is a one-of-a-kind-plot, a masterpiece of modern family living, combining contemporary design with practicality. Its four bedrooms, three bathrooms, integral garage and spacious open-plan living and kitchen area provide ample space for your family. The three floors add an element of versatility, allowing you to adapt the space to your changing needs, plus the bi-fold doors provide the option to open up your living space to the landscaped garden.

The Rivelin has been crafted with care ensuring the house embodies the essence of contemporary living and boasts an abundance of space and comfort. Finished to the highest standard throughout complete with Porcelanosa tiling, this three-storey home is welcoming and bright. From exceptional designer German kitchens by Square to generously-proportioned bedrooms, each room has been expertly designed.

- HIGH SPECIFICATION THROUGHOUT INCLUDING SQUARE GERMAN KITCHENS & PORCELANOSA TILING
- FOUR SPACIOUS BEDROOMS, TWO WITH EN-SUITE SHOWER ROOMS PLUS FAMILY BATHROOM
- BUILT BY AWARD WINNING DEVELOPER WOODALL HOMES, 10 YEAR WARRANTY
- OPEN PLAN-GROUND FLOOR LAYOUT WITH BI-FOLD DOORS LEADING TO LANDSCAPED REAR GARDEN
- FLEXIBLE ACCOMMODATION - FIRST FLOOR LIVING ROOM OR 5TH BEDROOM/STUDY/PLAYROOM
- INTEGRAL GARAGE & PRIVATE DRIVEWAY
- ENERGY EFFICIENT: SOLAR PV PANELS & EV CHARGER INCLUDED AS STANDARD
- STAMP DUTY PAID IF RESERVED BEFORE CHRISTMAS





OUTSIDE

Each property is finished with a beautifully landscaped rear garden, ready for you to enjoy the second you move in. Private and secluded, the garden is an extension to your home with patio doors providing access directly from the dining area. Whether you need a space for children to play or a fabulous entertaining spot - these homes provide everything you could need all in one space, complete with driveway and garage.

LOCATION

A thriving community, Stocksbridge combines rich history with modern living all within touching distance of the Peak District National Park. For day-to-day life, you will find everything you need just a short walk away including a post office, pharmacy, supermarket and children's play area. Stocksbridge provides excellent links to nearby Sheffield and Barnsley where you can find premium dining experiences at Fox Valley, bars and entertainment for all the family. In the village, Ponti's Italian Kitchen and Zorro Lounge are deservedly local favourites

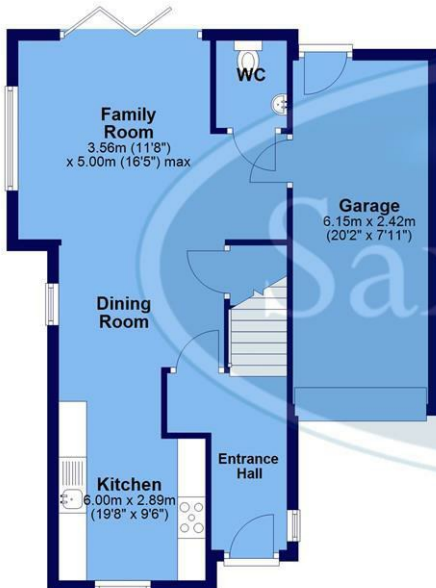
DISCLAIMER

Please note that we have endeavoured to portray a reasonable account of the properties we are advertising. However images used are for illustrative purpose only. The floor plans are for guidance only and may be subject to change. Properties may be "handed" or mirror images of the plans shown.

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.

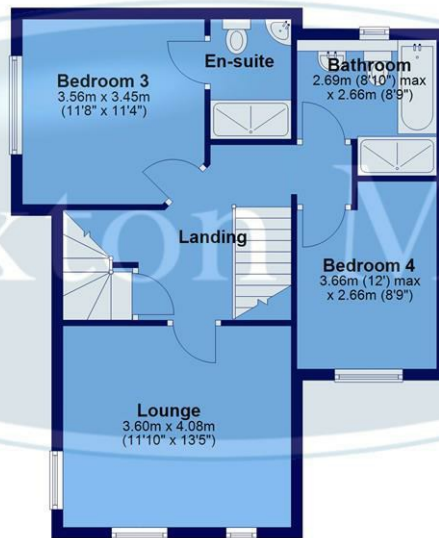
Ground Floor

Approx. 54.6 sq. metres (587.6 sq. feet)



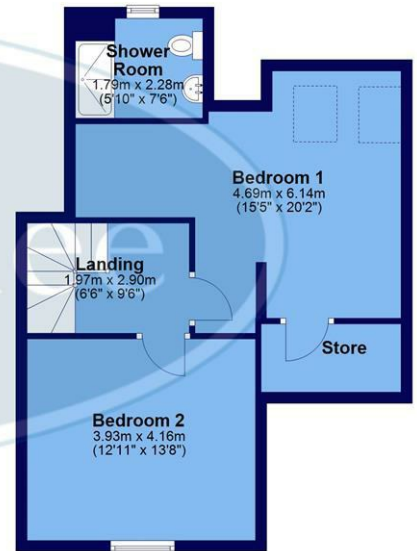
First Floor

Approx. 57.2 sq. metres (615.7 sq. feet)



Second Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



Total area: approx. 162.7 sq. metres (1751.3 sq. feet)

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

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