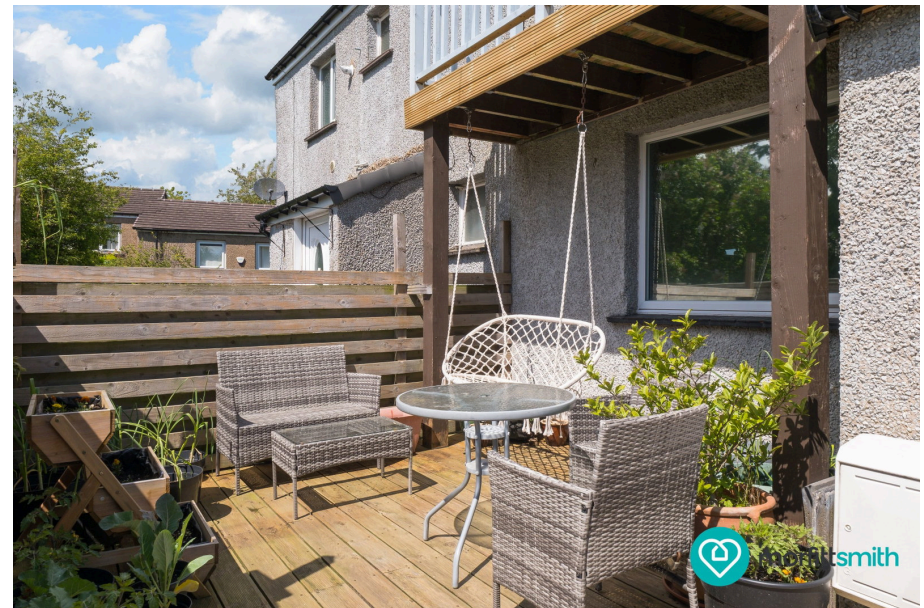
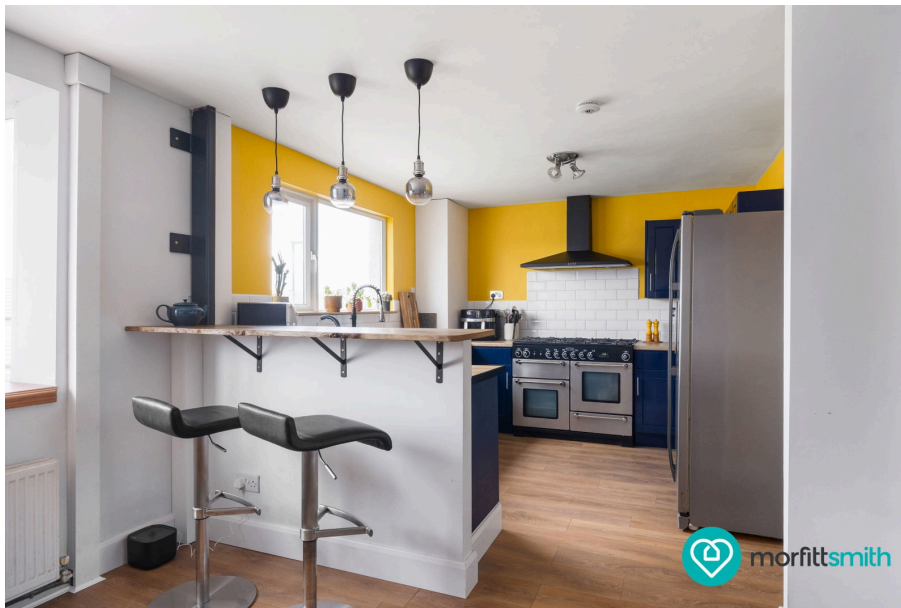




# Woodfarm Drive, Stannington, S6 5LW

Offers Over £200,000

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## Why You'll Love It

**Guide price of £210,000 to £220,000**

Positioned in one of Sheffield's most desirable residential suburbs, Woodfarm Drive immediately impresses with its attractive frontage, front garden, and enviable outlook across nearby greenery. This is a home that perfectly balances contemporary style with practical family living, offering thoughtfully designed spaces, abundant natural light, and a layout that adapts beautifully to modern lifestyles.

Approached via the front garden, the property welcomes you through an entrance porch and into a practical hallway that sets the tone for the rest of the home. Here, useful storage solutions and a convenient ground-floor W.C. add functionality from the outset, while internal access to the garage enhances everyday practicality.

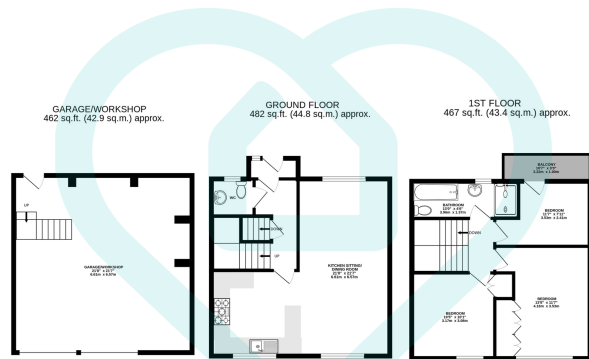
The true heart of this home is the stunning open-plan living, kitchen, and dining area. Designed with modern life in mind, this impressive space is beautifully finished to a high standard and flooded with natural light, creating an atmosphere that feels both bright and welcoming. The generous proportions allow for distinct living, dining, and cooking zones while maintaining the sociable flow that buyers increasingly seek.

The kitchen area is both stylish and practical, offering a sleek and contemporary setting that integrates seamlessly into the wider living space. Whether preparing family meals, hosting guests, or simply enjoying day-to-day life, this open-plan arrangement offers versatility and comfort in equal measure.

One of the standout features is the property's connection to its surroundings. Large windows frame lovely views of the neighbouring green space, bringing a sense of openness and tranquillity rarely found. This outlook not only enhances the living experience but also creates a calming backdrop throughout the main living areas.

Upstairs, the first floor continues the home's impressive sense of space, offering three well-proportioned bedrooms, all thoughtfully presented and benefitting from useful storage. Each room provides





TOTAL FLOOR AREA: 1411 sq.ft. (131.1 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.



- Popular Stannington Location
- Open Plan Living Space
- Well Presented Throughout
- Versatile Garage Space
- Naturally Light Home
- Perfect First Time Buyer Home
- Three Good Sized Bedrooms
- On The Edge Of The Peak District and Green Space
- Local Shops, Cafe's and Pubs
- Great Garage Space



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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