



## 39 Beacon Way, Wincobank, Sheffield, S9 1EB

Asking Price £250,000

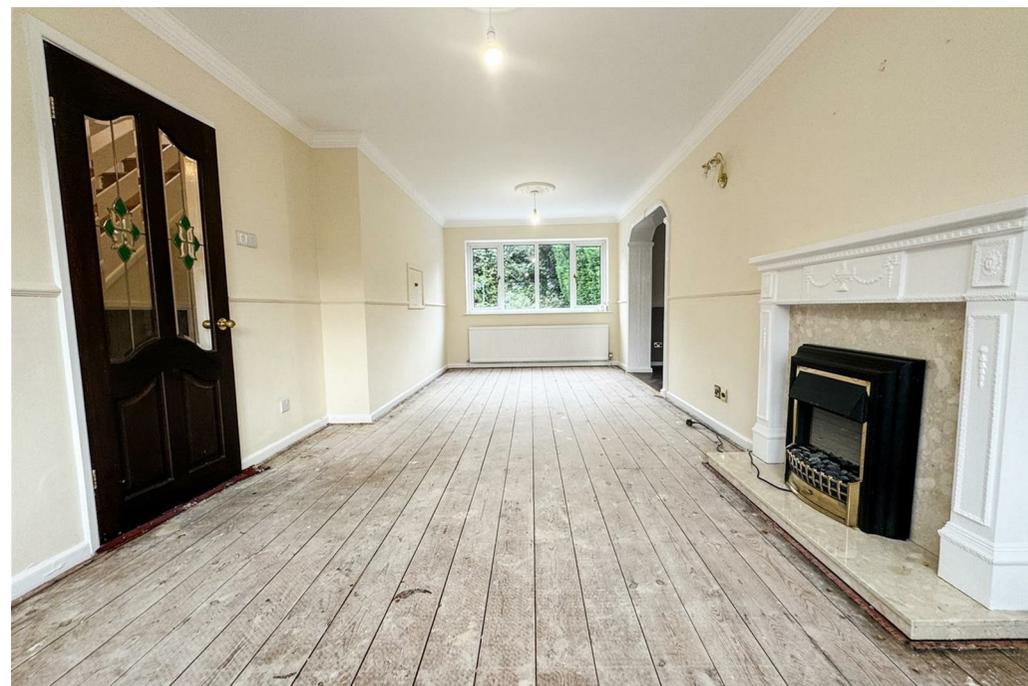
- Four-bedroom detached home
- Recently fitted kitchen
- Block-paved driveway & garage
- Side extension & dual-aspect lounge
- Master bedroom with en-suite
- Private rear garden
- Versatile dining/family room
- Three further bedrooms
- Council tax band C - £1921.16

## 39 Beacon Way, Sheffield S9 1EB

NO CHAIN – Extended Four Bedroom Detached Family Home - A viewing is highly recommended to fully appreciate the generous space this superb family home has to offer. Benefiting from a full-length side extension, the property features an additional dual-aspect reception room with a versatile layout and a spacious bedroom suite above. To the exterior, a block-paved front and side driveway provides ample parking for multiple vehicles and leads to a freestanding garage. The accommodation briefly comprises: Entrance hallway: Dual-aspect lounge with archway leading through to a further multi-purpose dual-aspect reception room: Fitted kitchen: Stairs to the first floor: Master bedroom with fitted wardrobes and a large en-suite bathroom: Second double bedroom (original master) with fitted storage: Third double bedroom with vanity wash basin: Fourth bedroom: Family bathroom: Outside: Driveway and garage, plus a private rear garden: This spacious and versatile home is ideal for growing families seeking flexible living space in a convenient location.



Council Tax Band: C



## **ENTRANCE**

A couple of steps from the block-paved driveway lead to a part-obscure, leaded uPVC entrance door, which opens into the welcoming hallway.

## **HALLWAY**

A generous and welcoming space with excellent natural light provided by glazed side door panels. Featuring wooden laminate flooring, dado rails, coving, ceiling and wall light points, and a central heating radiator. Includes a low door to under-stairs storage and part-glazed internal doors leading to the kitchen and lounge.

## **LOUNGE**

A spacious dual-aspect reception room featuring a uPVC double-glazed bay window to the front elevation and an additional uPVC double-glazed window overlooking the rear garden. Includes a feature fireplace, two large central heating radiators, ceiling and wall light points, dado rails, coving, and a decorative ceiling rose. An intricate archway opens through to the adjoining dining/family room, creating an attractive and versatile living space.

## **DINING FAMILY ROOM**

A mirror image of the adjoining lounge, providing versatile, multi-functional space. Dual-aspect with a uPVC double-glazed patio door and glazed side panels opening to the rear garden, complemented by a uPVC double-glazed window to the front. Ample room for dining and seating areas, with dado rails, coving, two ceiling light points, and central heating radiators.

## **KITCHEN**

A recently fitted kitchen featuring a good range of neutral-toned wall, base, and drawer units with marble-effect worktops. Includes a single sink and drainer with mixer tap set beneath a uPVC double-glazed window to the side elevation. A cupboard houses the wall-mounted boiler, and brickwork-style tiled splashbacks add character. Fitted with recessed ceiling spotlights, an integrated four-ring gas hob with extractor hood above, and an integrated double oven. There is space and plumbing for a washing machine and room for a freestanding fridge-freezer. Finished with wood-effect laminate flooring and a rear entrance door providing access to the garden.

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

## **LANDING**

A two-part landing flowing from the original landing with a door leading through to the extension landing. Provides access via solid doors to two bedrooms and the family bathroom, as well as the new master bedroom with en-suite and bedroom three. Features a painted staircase and balustrade, ceiling light points, a good-sized obscure uPVC double-glazed window to the side elevation, and loft hatch access.

## **MASTER BEDROOM**

A spacious master bedroom featuring fitted wardrobes and drawer storage. Benefits from a uPVC double-glazed window to the front elevation, dado rails, coving, a ceiling light point, central heating radiator, and carpeted flooring. A door provides access to the en-suite bathroom.

## **EN SUITE BATHROOM**

A generously sized en-suite featuring a bath with hand-held or wall-mounted shower attachment and folding side screen door. Includes a wash basin set into a vanity storage unit with a wall-mounted mirror and lighting above, bidet, WC, and a vertical heated towel rail. Finished with fully tiled walls and floor, a central heating radiator, an obscure uPVC double-glazed window to the rear elevation, and recessed ceiling spotlights.

## **BEDROOM TWO**

Occupying the original master bedroom, this spacious double bedroom features fitted wardrobes and drawer storage, carpeted flooring, coving, a ceiling light point, and a central heating radiator. A uPVC double-glazed window to the front elevation provides natural light.

## **BEDROOM THREE**

A well-proportioned double bedroom featuring a built-in vanity wash basin. Includes coving, a ceiling light point, a central heating radiator, and a uPVC double-glazed window to the rear elevation.

## **BEDROOM FOUR**

A single bedroom, ideal as a home office or nursery, featuring a uPVC double-glazed window to the front elevation. Includes coving, a ceiling light point, carpeted flooring, and a central heating radiator.

### **FAMILY BATHROOM**

A well-appointed family bathroom featuring a corner Jacuzzi bath with a wall-mounted electric shower, WC, and pedestal wash basin. Includes a wall-mounted mirror with lighting, an obscure uPVC double-glazed window to the rear, fully tiled walls and floor, and a central heating radiator.

### **DRIVE AND GARAGE**

Block-paved to the front and side of the property, providing an excellent parking area for multiple vehicles. Features a freestanding garage with an up-and-over door, side access door, and an obscure-glazed window overlooking the garden.

### **REAR GARDEN**

A private and well-maintained rear garden, offering a combination of paved and lawned areas. Enclosed by fencing and conifer hedge, providing both privacy and security, and accessible directly from the dining/family room and kitchen. Ideal for outdoor entertaining, family activities, or relaxing in a peaceful setting.

### **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.

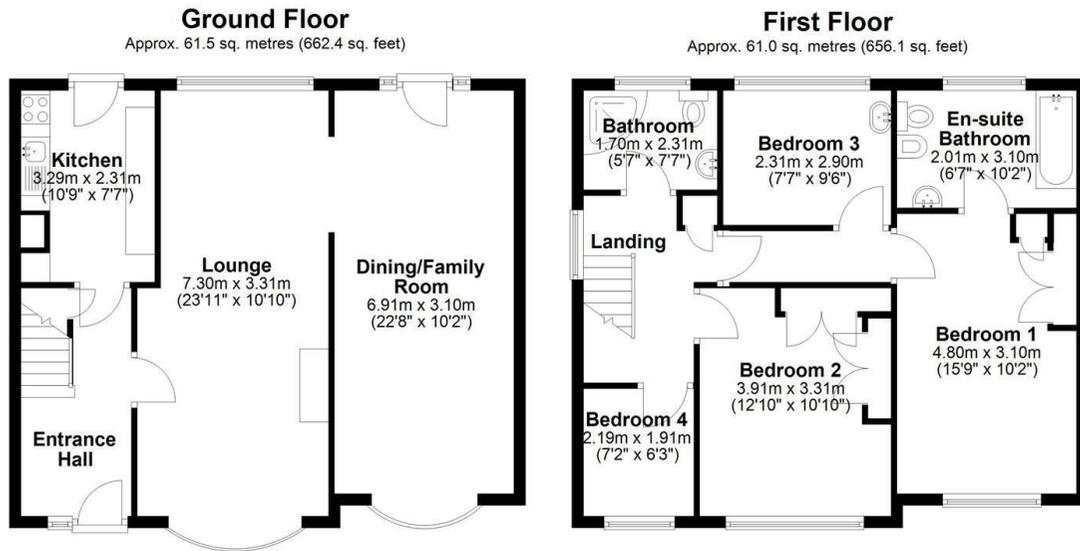
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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.

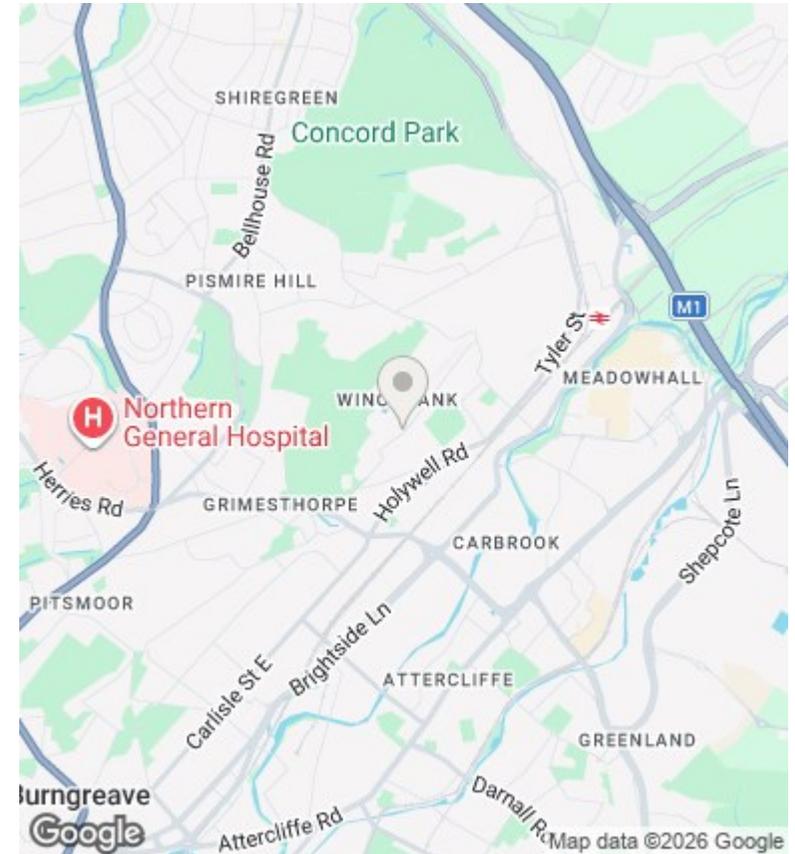






Total area: approx. 122.5 sq. metres (1318.5 sq. feet)

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

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	