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morfittsmith

Golden Oak Dell,  
Stannington,  
Sheffield,  
S6 6FN





**A delightful family home in the idyllic Stannington community: Golden Oak Dell.**

This charming 3-bed enjoys an attractive rear garden and is ideal for an impressive modernisation.







### **Time to explore.**

Golden Oak Dell is located Stannington, a delightful village boasting the very best of urban and rural living, tucked in-between the city and the Peaks. Residents are surrounded by breath-taking Yorkshire countryside whilst benefitting from good road links and reliable bus services. This makes Golden Oak Dell a fantastic family home, ideal for commuting professionals and parents doing the school run. There are abundant charming amenities in the area too including boutique shops, delicious cafés and restaurants, and convenient local services. This affords you excellent options while saving you the longer trip. You will also find a rare sense of community in the area, with organisations such as the Wood Lane Countryside Centre and the Stannington Players lending it a warm and welcoming atmosphere.



## Step inside your new home.

On the ground floor of Golden Oak Dell comprises the garage, workshop, kitchen, living room and entrance hall. The kitchen is a good size space with well-maintained kitchen fittings and plenty of cupboards and worktops for food storage and preparation. To the end of the room is a generous dining area with fitted storage and plenty of room for family meals. The living room is an extensive space with an elegant gas fireplace, ample space for comfy seating, and sliding doors opening onto the luscious rear garden. This encompasses a good-sized lawn encircled by hedgerows, with a stone-flagged patio. The workshop is accessible via the garden, providing a practical space for hobbies or storage. A door connects this to the generous garage, convenient for family life. The entrance hall is fitted with a stair lift giving you excellent accessibility, although the vendor will remove this at their cost upon request. Upstairs are three bedrooms, a shower room and a convenient WC. Bedrooms 1 and 2 are large doubles with bright windows and plenty of room for storage. Bedroom 3 is a little snugger in size and would make an excellent children's room or home office. The family bathroom features spotless fittings with a custom shower for limited mobility. The practical WC and fitted storage off the landing complete the floorplan.







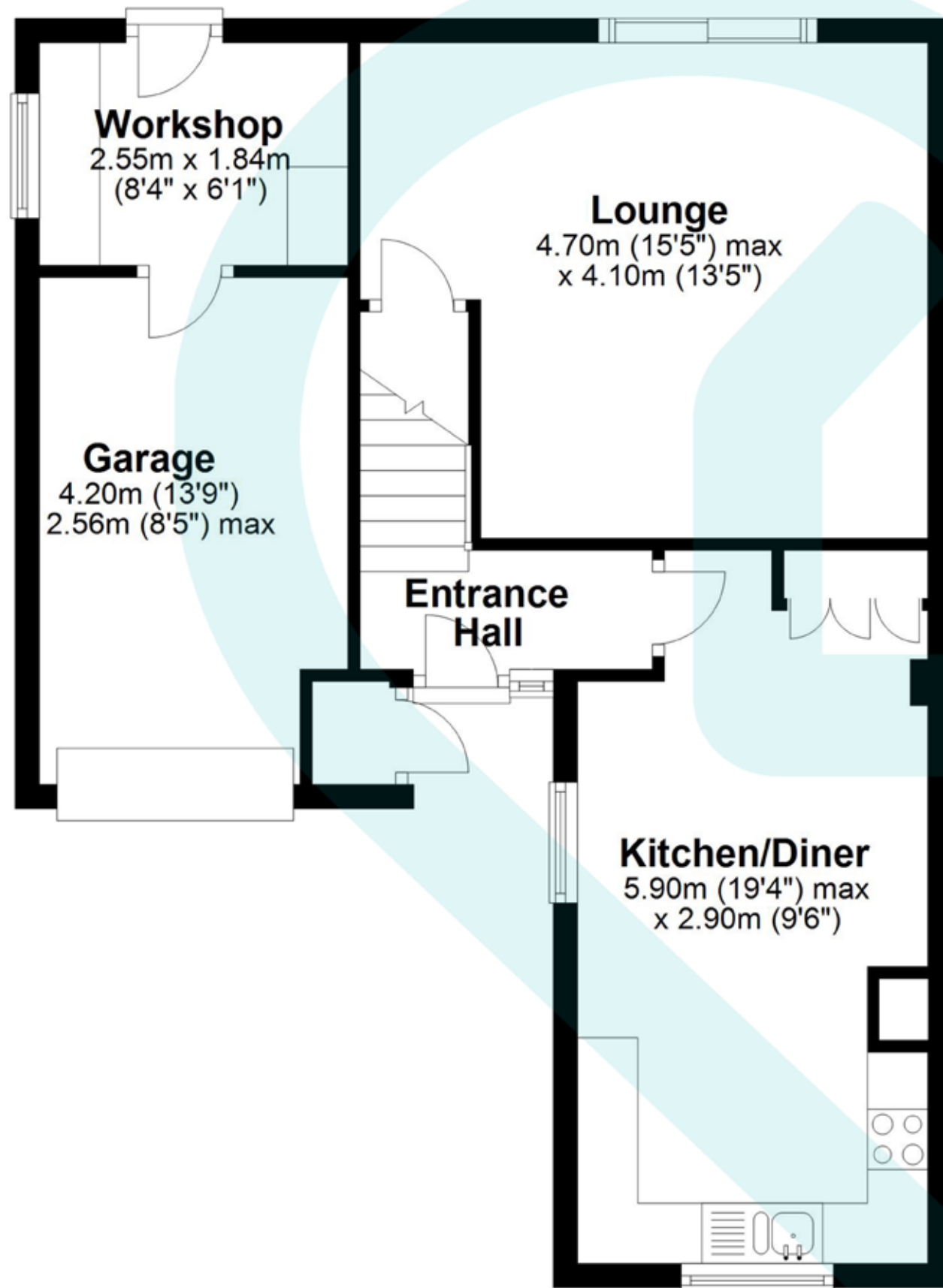






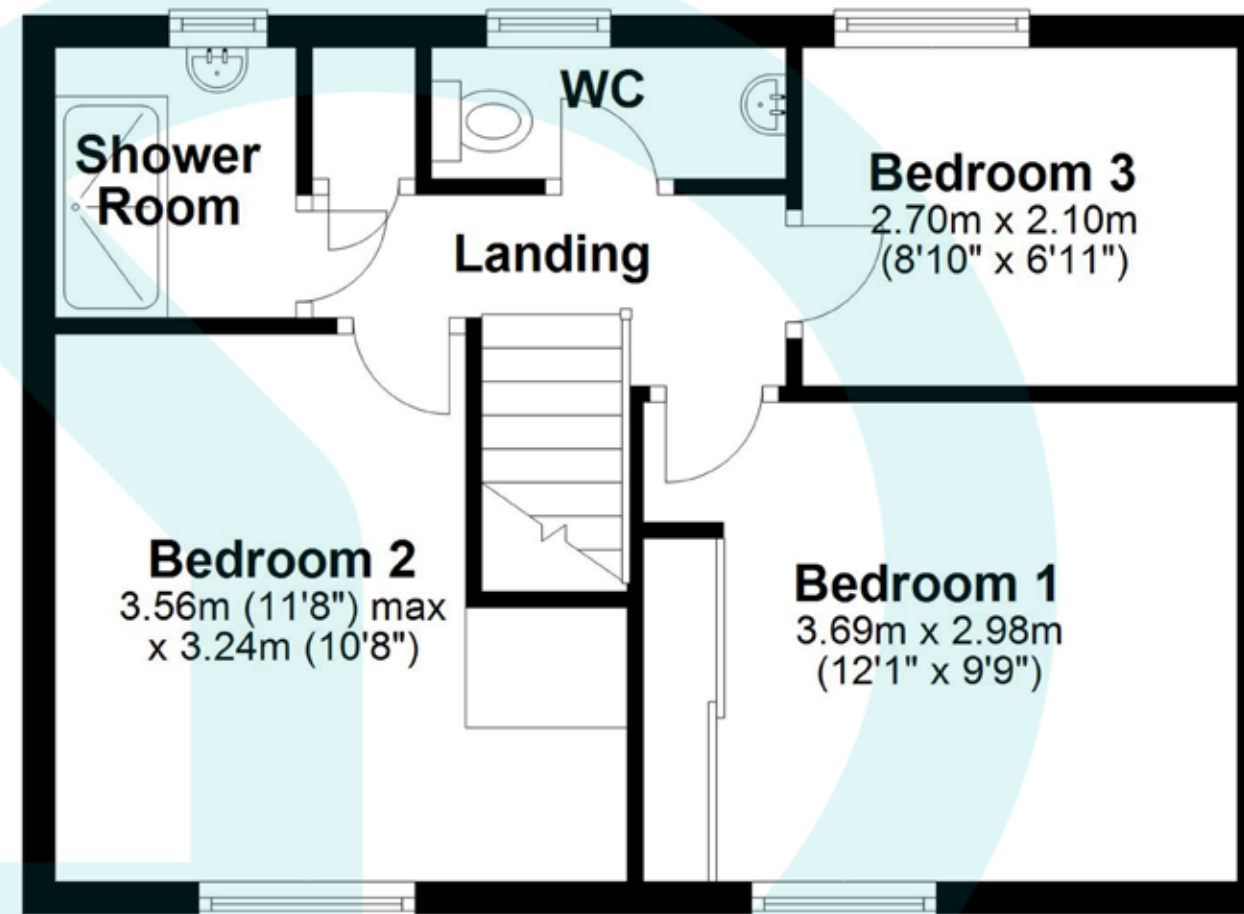
### Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



### First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Total area: approx. 92.9 sq. metres (1000.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

Made with Metropix,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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