

Saxton Mee



Wood Lane Close Stannington Sheffield S6 5LY
Offers In The Region Of £370,000

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Situated in this quiet cul-de-sac location is this spacious four bedroom, two bathroom detached home, finished to a high standard throughout and being ideal for a family. The property enjoys a fully enclosed rear garden and benefits from off road parking, integral garage, uPVC double glazing and gas central heating throughout. In brief, the living accommodation comprises: entrance hall. Well appointed lounge with a large front window. The focal point of the room is the gas fire set in the attractive fireplace. Play room/office ideal for the home worker. TV room/snug. Designed by David J Martin the superb, open plan kitchen/dining area has a modern range of wall, base and drawer units. Space for an American style fridge freezer, gas oven and plumbing for a dishwasher. Attractive flooring throughout. Numerous windows fill the room with an abundance of natural light and French doors open onto the rear garden. Ample space for a dining table and chairs. Separate utility room. Downstairs WC. First floor: access into the loft space ideal for storage. Excellent master bedroom benefiting from an en suite shower room. Two double bedrooms and a further single. Modern family bathroom with a white suite and comprising bath with overhead electric shower, WC and wash basin set in a combination unit.

- SUPERB OPEN PLAN DINING KITCHEN
- DOWNSTAIRS WC
- FOUR BEDROOMS
- TWO BATHROOMS
- VIEWING ESSENTIAL
- IDEAL FAMILY HOME





OUTSIDE

To the front is a driveway providing off road parking which leads to the integral garage and continues down the side of the property to the fully enclosed rear garden. The garden is a perfect space for outside entertaining and includes a patio and lawn gardens. Hector & Cedric oak framed outdoor living space with log burner.

LOCATION

Situated in this popular area with excellent local amenities close by. Regular public transport. Beautiful country walks. Good local schools. Easy access of Sheffield City Centre.

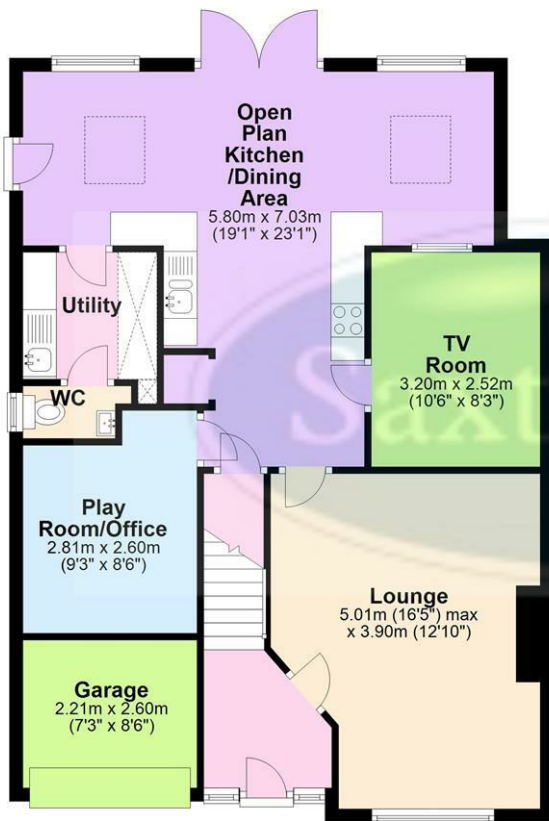
Valuer

Lewis Hughes MNAEA

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.

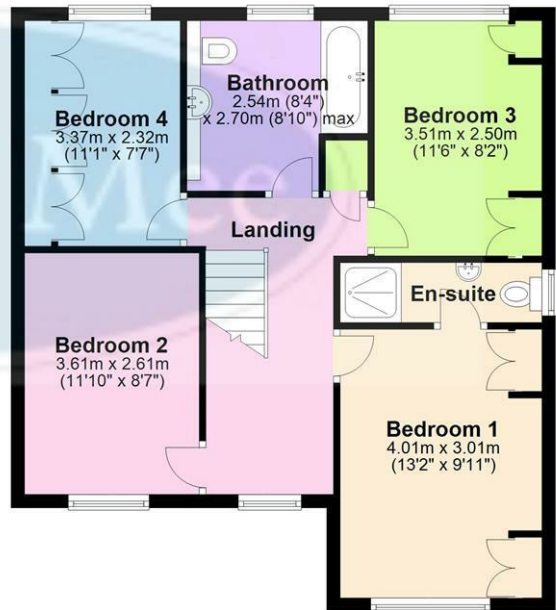
Ground Floor

Approx. 81.2 sq. metres (874.3 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.3 sq. feet)



Total area: approx. 140.5 sq. metres (1512.5 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Plan produced using PlanUp.

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