



Bolsterstone Drive Deepcar Sheffield S36 2AJ
Price £325,000

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**** STUNNING ACCOMMODATION **** Situated on this quiet cul de sac position on this fabulous new build estate is this four bedroom, two bathroom, stone built detached family home which enjoys a fully enclosed rear garden and benefits from a large driveway, a good size stone built alarmed garage, uPVC double glazing, remote activated smart home security system and gas central heating. With approximately six years left on the New Build Guarantee the immaculately presented living accommodation briefly comprises: a composite entrance door opens into the entrance hall. Newly renovated downstairs WC with bespoke vanity unit including bowl sink and modern tap. Under stair storage cupboard. Well presented lounge with panelling to one wall and bay window. Fabulous open plan dining kitchen with bi-fold doors opening onto the rear garden. A modern range of wall, base and drawer units with a work surface incorporating the newly fitted sink with extendable tap. Smeg Integrated dishwasher, Bosch electric oven and combination oven microwave. Housing and plumbing for a washing machine. Central island with units below, containing useful hidden pull-out storage and a four ring gas hob set in the work surface with Bosch extractor above. First floor: access into the loft space. Good size storage cupboard. Four bedrooms, one fitted out as a walk-in wardrobe. The master bedroom benefits from a Villeroy and Boch en suite shower room. Family bathroom in addition again with a modern Villeroy and Boch white suite and comprising bath with overhead shower, WC, wash basin and chrome towel radiator.

- FABULOUS FAMILY HOME
- FOUR BEDROOMS
- TWO VILLEROY & BOCH BATHROOMS
- VIEWING RECOMMENDED
- OFF ROAD PARKING
- GARAGE





OUTSIDE

To the front is a large garden, running to the side of the property is a long driveway providing off road parking for three/four cars and leads to the larger than average stone built garage with electrically operated up and over door, lighting and storage in the loft space. A gate gives access to the good size, fully enclosed rear garden which includes a lawn and patio, overlooking woodland.

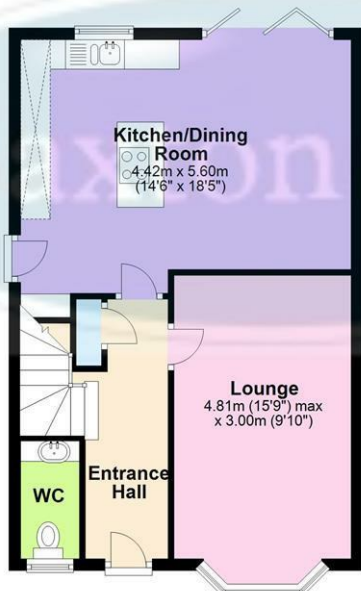
LOCATION

The property is situated on this fantastic estate benefiting from its own playground. Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools including St John's CE Junior School, Stocksbridge Infant, Junior and High School. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

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.

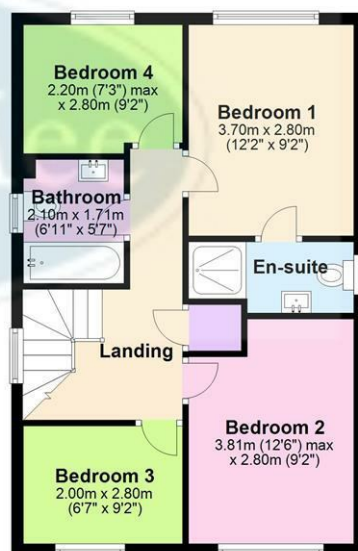
Ground Floor

Approx. 69.7 sq. metres (750.2 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.3 sq. feet)



Total area: approx. 119.8 sq. metres (1289.5 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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Energy Efficiency Rating	
Current	Potential
84	94
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	