



we are  
morfittsmith

Robin Hood Chase,  
Stannington,  
Sheffield,  
S6 6FH





**A stunning suburban 4-bed maintained to an exacting standard: Robin Hood Chase.**

Tucked in the leafy village of Stannington, this would make an ideal family home for a peaceful pace of life.







### **Time to explore.**

Robin Hood Chase can be found in the stunning village of Stannington, high above the beautiful Rivelin Valley. From this enviable position Robin Hood Chase is afforded peerless access to the Peak District, giving the home a wonderful rural atmosphere for somewhere with such strong connections. Stannington enjoys enviable proximity to Malin Bridge and Hillsborough, granting its residents a broad range of amenities including reputable schools, charming pubs, and lovely local businesses. Reliable bus services and access to Stannington Road nearby making this an ideal home for commuters or anyone keen to explore the city. This is made even more convenient thanks to the generous driveway to the front of the property. As well as the Peak District, there is an excellent range of greenery in the surrounding area, including the glorious Stannington Park, making it easy to escape into nature. Stannington boasts a rare community atmosphere you would be hard pushed to find elsewhere. With an allotment society, scout hut, amateur dramatics, and a local conservation centre, it's safe to say there is always something going on nearby.



## Step inside your new home.

You enter Robin Hood Chase via the entrance hall with practical storage under the stairs and a handy WC at the foot of it. To the left is an impressive lounge with a bright bay window, an elegant neutral finish, and a magnificent fireplace feature. There is ample room for storage and a variety of comfy seating, making this an excellent spot for a cosy night in. French doors take you through to the dining room, another generous space that would comfortably house storage and a large dining set. Sliding doors take you into the conservatory, a wonderfully bright environment that would make an ideal additional sitting room. With incomparable views of the luscious rear garden, this is a wonderful space for reading a good book or enjoying afternoon tea with guests. The dining room also leads to the modern kitchen, boasting sleek worktops, smart integrated appliances, and plenty of storage.

The utility room is accessible to the right of the kitchen, featuring storage and worktops perfect for white goods, thereby freeing up even more space in the kitchen. This room opens out onto the gorgeous rear garden. This large expanse comprises tiered stone-flagged patio and a luscious lawn, framed with beautiful shrubs and flowerbeds. The immaculate fencing around the garden adds even more privacy to his delightful environment. Back inside, on the first floor you will find 4 attractive bedrooms and the family bathroom. All four rooms are a great size with bedrooms 1 and 2 in particular offering abundant space and lots of fitted storage. Bedroom 1 even has its own sleek en-suite shower room, making it an ideal main bedroom or a comprehensive guest room. Bedroom 3 is a charming double with a lovely view over the green garden, while bedroom 4 would make a fantastic home office. The full bathroom contains an immaculate 3-piece suite with modern tiling and a bath with a large shower area for added convenience.







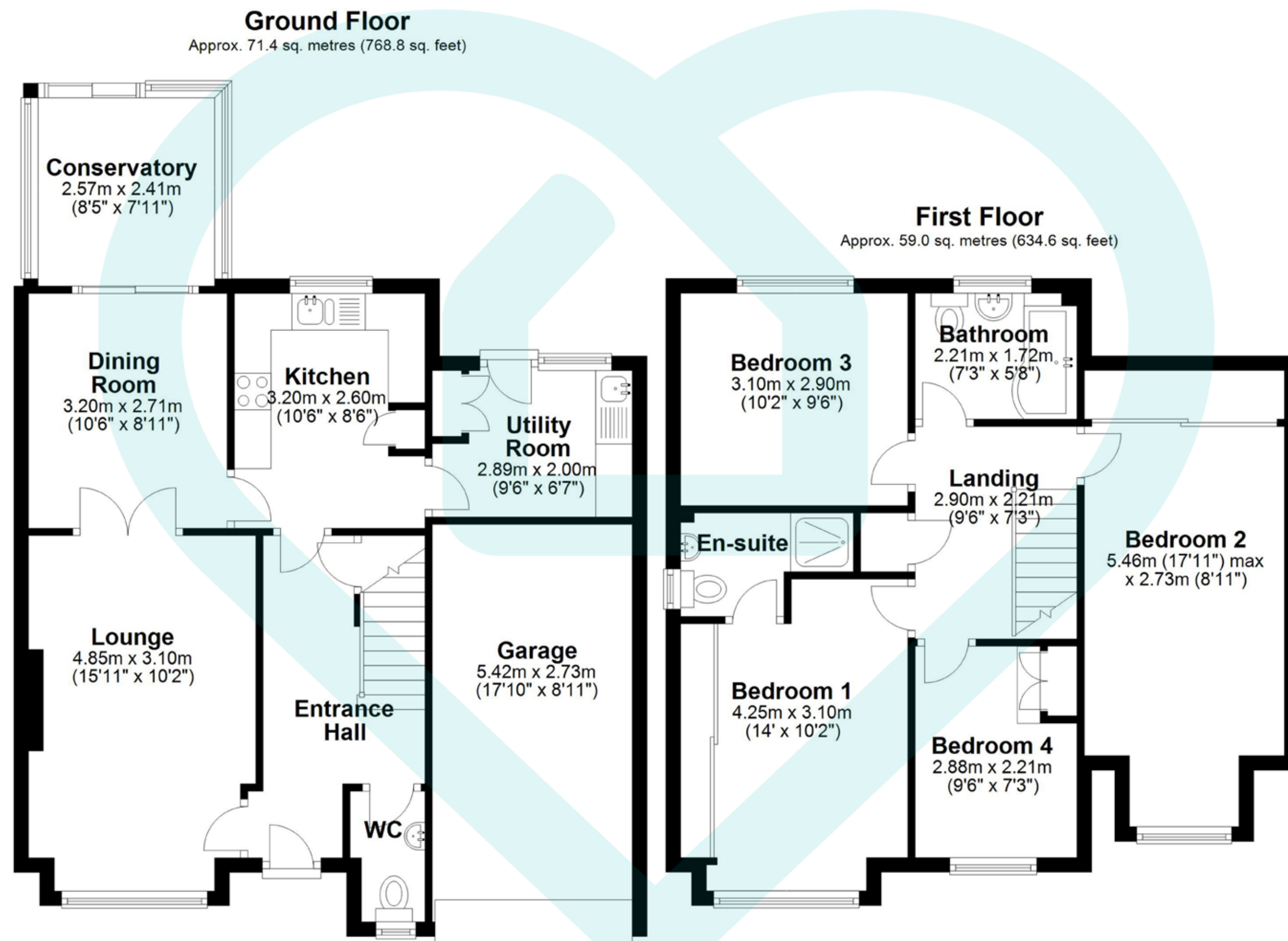












Total area: approx. 130.4 sq. metres (1403.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A	76   c	76   c
81-91	B		
69-80	C		
55-68	D	76   c	76   c
39-54	E		
21-38	F		
1-20	G		

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.

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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.





The MorfittSmith Building,  
67 Middlewood Road,  
Sheffield, S6 4GX



0114 232 1764



[www.morfittsmith.co.uk](http://www.morfittsmith.co.uk)



[sales@morfittsmith.co.uk](mailto:sales@morfittsmith.co.uk)



[lettings@morfittsmith.co.uk](mailto:lettings@morfittsmith.co.uk)



[newhomes@morfittsmith.co.uk](mailto:newhomes@morfittsmith.co.uk)



@morfittsmith



@morfittsmith



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