



7 Gill Meadows, Stannington, Sheffield, S6 6FP



An early inspection is highly recommend for this most superb stunning four bedroom detached home. Situated on this large corner plot and enjoying stunning views over the area. The property benefits from having gas fired central heating and uPVC double glazing throughout and has been extended to one side and rear lounge. An internal inspection is highly recommended in order to fully appreciate the accommodation on offer. The accommodation briefly comprises: family room/snug. Stunning extended lounge with modern living flame fire. Study. Magnificent Breakfasting kitchen measuring 7.97m x 2.47m. Dining room area. Downstairs w.c. and hand wash basin. To the first floor: Master bedroom with en-suite shower room. Three further bedrooms with built in bespoke furniture. Stunning family bathroom with full contemporary suite. Outside: Large corner plot position with beautiful gardens taking in the breathtaking views up towards damn Flask, Bradfield and Loxley. To the front of the property there is a lawned garden and parking for several cars. Large sitting out decked area. Mature trees allowing an excellent degree of privacy. Location: Located on this ever popular area of Stannington with excellent amenities close by. Good local shops. Transport links. Excellent catchment for reputable schools in the area. EPC Rating: C.

Price guide **£340,000 to £360,000**

OPEN 7 DAYS A WEEK



THE ACCOMMODATION COMPRISES

New front composite entrance door with attractive glazed panels with further matching glazed panels either side opens into a most impressive

EXTENDED INNER HALLWAY

With quality solid wood flooring. Under stairs storage. Two central heating radiators. Downlighting and oak panelled doors. The accommodation comprises in an anti clockwise direction

FAMILY ROOM/SNUG

2.92m x 3.77m (9'7" x 12'4")

With deep uPVC window in an oak finish. Central heating radiator.

STUDY

2.17m x 2.94m (7'1" x 9'8")

With uPVC window in an oak finish. Central heating radiator. Quality solid wood flooring. Oak panelled door leads off into the

DOWNSTAIRS W.C.

With modern concealed w.c. Freestanding oval shape porcelain hand wash basin set on a plinth with cupboard space underneath and drawers to one side. Feature mirror and lighting. Obscure uPVC oak finish window. Expellar fan. Modern upright white radiator. Beautiful tiled flooring with underfloor heating.

WELL PROPORTIONED LOUNGE

4.59m x 4.87m (15'1" x 16'0")

A most stunning bright and airy lounge with feature oak and glazed door. Two central heating radiator. Contemporary limestone fire surround with hearth and log effect living flame feature gas fire with glass screen. Four Velux rooflights. Feature french doors to one side and further large picture window enjoying the stunning views towards the garden and over Loxley. Feature LED lighting.

Further oak door interconnects with a further door to the front of the hallway to an

EXTENDED DINING KITCHEN

7.97m x 2.47m (26'2" x 8'1")

Dining space to one end with feature uPVC doors enjoying views over the garden and towards the Loxley Bradfield. Two central heating radiators.

To the other side is the magnificent bespoke kitchen with high gloss cream base, wall and drawer units on three sides. Space for an American style fridge/freezer. Wine racks. Electric double oven with four ring theromatic hob. Plumbing for dishwasher and washing machine. Stainless steel splash backs. Extractor fan in stainless steel and glass with feature lighting. Solid hardwood worktops incorporating an Astrite sink with modern style tap over. Breakfast bar to one end. Further range of matching wall units. Feature pelmet and downlighting. Additional two uPVC oak effect windows with deep windowsills to the front and side taking in views over Bradfield. Television point.

Oak door off into the pantry area.

from the inner hallway staircase rises to

L-SHAPED INNER LANDING

The accommodation in anti-clockwise direction

MASTER BEDROOM

2.67m x 4.97m (8'9" x 16'4")

Two uPVC glazed windows in an oak finish. Double banked central heating radiator. Built in bespoke bed head with matching drawers. Dresser with three drawers either side. Feature mirror. Further cupboard space with feature downlighting.

Door off to one side leads to the



EN-SUITE SHOWER ROOM

With glass shower screen and central fed sun shower and further hair attachment. Concealed w.c. Contemporary hand wash basin. Beautiful glass splash back. Fully tiled throughout in a modern white tile. Upright chrome radiator. Feature tiled flooring.

BEAUTIFUL BATHROOM

1.71m x 2.19m (5'7" x 7'2")

With panelled bath, glass shower screen with central fed sun shower and further hair attachment. Tiled edging to the bath and glass shower screen. W.c with concealed unit. Hand wash basin set in a vanity unit with cupboard space beneath and to one side in high gloss Grey. Glass mosaic worktops. Beautifully tiled throughout in a Grey large tile. Gun metal upright modern radiator. UPVC obscure oak effect glazed window.

BEDROOM TWO

2.77m x 2.79m (9'1" x 9'2")

Two quality fitted double wardrobes and a further treble to one end with numerous hanging and storage space in a contemporary wood finish and feature mirrors. UPVC window in an oak finish enjoying stunning views. Central heating radiator. Quality laminate light oak flooring. Measurements exclude the built in wardrobes to one side.

BEDROOM THREE

2.55m x 3.25m (8'4" x 10'8")

Measurements exclude the full height two double built in wardrobes all to one end in a Zebrano finish with a matching dresser and drawer space beneath. Book case cabinet. High gloss five drawer set. Central heating radiator. UPVC window in an oak finish to one side. Front facing uPVC window having a pleasant outlook.

BEDROOM FOUR

2.16m x 5.23m (7'1" x 17'2")

Two uPVC windows to the front of the property enjoying extensive views to the side and towards Bradfield. Bespoke built in bedroom furniture in a high gloss plumb colour which includes two double wardrobes and further head height cupboard space. matching headboard and three drawer cabinet. Dresser area with central drawers and three drawers to either side with Walnut finish tops. feature mirror and further walnut finish desk area and matching book shelving.

OUTSIDE

To the front of the property there is off road parking for three/ four cars. Property is located on a corner plot with superb much larger than average gardens which includes a level lawned garden to the rear and a substantial decked area for sitting out from the dining room with feature steps leading down to a further pebbled sitting out area. Numerous Yucca plants. Beyond this is a further garden area with mature conifer trees giving an excellent degree of privacy to the house. Further lawned gardens to the side. Two garden sheds.

SERVICES

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.

FIXTURES AND FITTINGS

Certain furnishings may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The following 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.

VIEWINGS

Strictly by appointment through our Hillsborough Office.

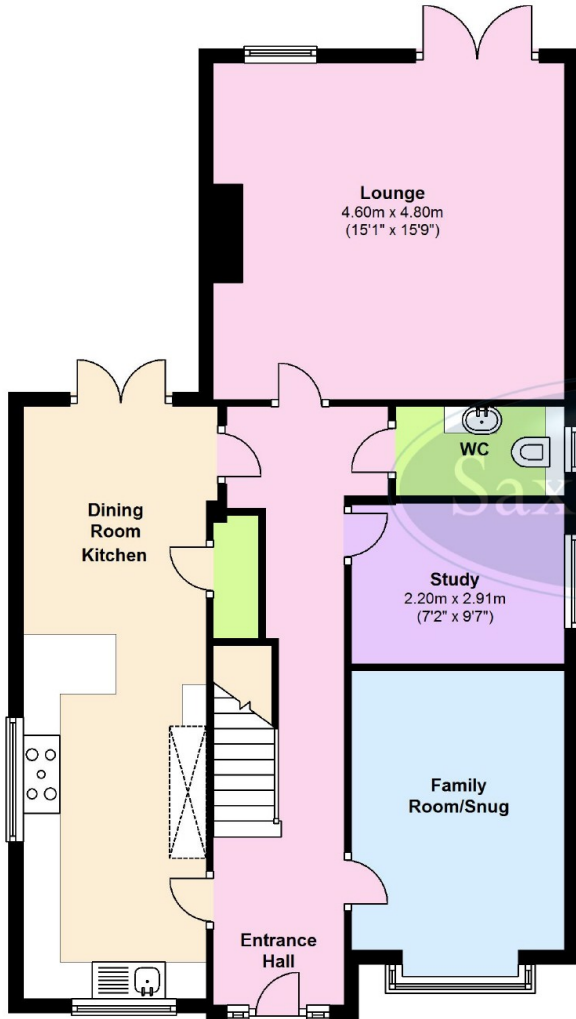
VALUER

Linda Crapper/nj



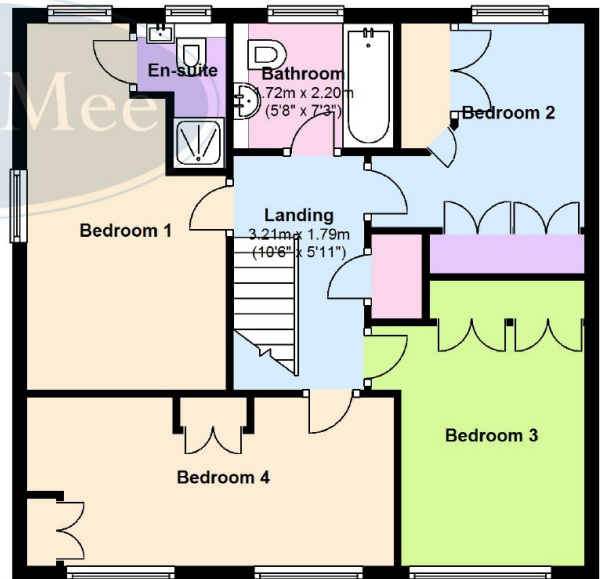
Ground Floor

Approx. 81.0 sq. metres (871.7 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.2 sq. feet)



Total area: approx. 137.6 sq. metres (1480.9 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | 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 | | 72 | 82 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | 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 | | 68 | 77 |
| EU Directive 2002/91/EC | | | |

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