



The Maple, Plot 17, 14 Century Chase, Stannington, Sheffield, S6 6GS



Price £649,999

A grand five bedroom detached home with separate double garage set back from the road. A spacious hall leads you to the large family lounge, generous study/snug and spacious modern open kitchen diner to the rear which opens up into the garden through bi-fold patio doors. Downstairs you'll also enjoy the convenience of a fully equipped utility, WC and cloakroom. Upstairs you'll find five double bedrooms, two with en suite and dressing rooms, as well as a large family bathroom.

THE PAVILLIONS- STANNINGTON is an exclusive development of 3, 4 and 5 bedroom homes, beautifully finished to an unrivalled specification. As with any Newett Homes development, the design and aesthetics of The Pavilions are inspired by the way people live their lives.

The homes on this development are being beautifully finished in natural stone and brick. Newett Homes is renowned for gorgeous street scenes and The Pavilions doesn't disappoint. But our commitment to quality is much more than skin deep.

The village itself has lots to offer in terms of shops, schools and pubs but with its central position in the country and great links by road and rail, the whole of the UK is closer than you think.

OPEN 7 DAYS A WEEK



THE ACCOMMODATION COMPRISES

Specification - the Newett difference has always been in the detail.

All of our properties boast thoughtfully designed interiors and attractive facades. That's why in practically every room, you'll find a special feature or an inspired touch that's been designed to impress.

KITCHEN/FAMILY ROOM

10.69m x 5.82m (35'1" x 19'1")

Having a modern and contemporary kitchen which is fully integrated. Fitted kitchen units, worktops & splashbacks with stainless steel hob.

Self closing drawer pack, soft closers to all unit doors & cutlery draw insert

AEG Brushed steel electric double oven/gas hob (electric ceramic hob where applicable)/Telescopic extractor hood

AEG Integrated 70/30 fridge/freezer

Inset sink 1.5 bowl & chrome Monobloc tap

AEG Integrated dishwasher

AEG Integrated washer/dryer

STUDY

3.56m x 2.44m (11'8" x 8'0")

LOUNGE

4.620m x 3.568m (15'2" x 11'9")

FIRST FLOOR

BEDROOM ONE

3.613m x 3.440m (11'10" x 11'3")

DRESSING ROOM

2.19m x 1.7m (7'2" x 5'7")

EN SUITE

3.122m x 2.19m (10'3" x 7'2")

Villeroy & Boch white sanitary ware

Chrome single lever basin mixer with popup waste

Porcelanosa ceramic wall tiling

Porcelanosa floor tiling

Shower enclosure complete with glass door/chrome frame & thermostatic shower

Chrome recessed downlighters

Shaving socket

Chrome heated towel rail

BEDROOM TWO

3.572m x 2.714m (11'9" x 8'11")

EN SUITE

1.95m x 1.759m (6'5" x 5'9")

Villeroy & Boch white sanitary ware

Chrome single lever basin mixer with popup waste

Porcelanosa ceramic wall tiling - half tiling to wet walls

Porcelanosa floor tiling

Shower enclosure complete with glass door/chrome frame & digital thermostatic shower

Chrome recessed downlighters

Shaving socket

Chrome heated towel rail

BEDROOM THREE

3.608m x 2.740m (11'10" x 9'0")

BEDROOM FOUR

3.572m x 2.78m (11'9" x 9'1")



BEDROOM FIVE

3.572m x 2.714m (11'9" x 8'11")

FAMILY BATHROOM

3.278m x 1.906m (10'9" x 6'3")

Villeroy & Boch white sanitary ware & full/semi basin pedestal (where applicable)

Chrome single lever basin mixer with popup waste

Thermostatic bath filler with pop-up waste & overflow

Separate digital thermostatic shower

Porcelanosa ceramic wall tiling - half tile to wet walls

Porcelanosa floor tiling

Shaving socket

FLOORING

Fitted carpets throughout

HEATING

Gas central heating

Underfloor heating to the downstairs of all the detached properties

Digital room stats

Smart Heating

ELECTRICAL

Smoke detectors

Carbon Monoxide detector

Security alarm system

Front external lights (dusk till dawn sensors)

Power / light to on plot garage /car port

Front ring smart video door bell

INTERNAL AND EXTERNAL DOORS

UPVC/ double glazed windows complete with chrome handles

Aluminium/ bi folding doors

GRP front & rear doors

Contemporary 4 panel oak timber internal doors complete with chrome door furniture

Electric garage door

LOCAL AREA

Sheffield is known as the biggest village in Britain and with its relaxed pace of life and the friendly residents, it's easy to see why. There's always something exciting going on in the city if you know where to look, and with a colourful heritage and a lively student population, Sheffield has a unique mix of old and new culture with something for everyone.

The city is famed for its exciting culinary scene, with restaurants and bars known around the UK for their innovative and exciting food and drinks. There are all the big names but also a bustling independent scene with artisan coffee shops and pop up street food restaurants catering for every taste. Plus, Sheffield is credited as the birthplace of the UK's craft beer revolution, which you'll see by the number of beers on tap in pubs throughout the city.

ABOUT THE DEVELOPER

Newett Homes was formed to deliver peerless new build properties, utilising the best materials, highest skilled workmanship and in the most sort after locations for the most discerning home buyers in Yorkshire. Each new home created has been carefully designed to offer an idyllic mix of contemporary home comfort and luxurious modern living.

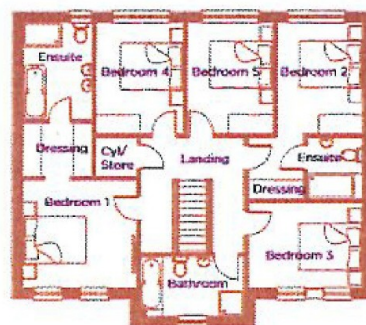
Our determination to create the best homebuying experience for our customers is underlined by the team of experts we have brought together. This allows us to offer a customer service that is second to none, supporting you along every step of the way.



GROUND FLOOR



FIRST FLOOR



Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



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.