

Saxton Mee



3 Yews Drive, Worrall, Sheffield, S35 0BH
Price £430,000 to £450,000

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Worrall

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GUIDE PRICE £430,000 TO £450,000 **VIEWING ESSENTIAL ** FREEHOLD** DETACHED GARAGE WITH A STUDY UPSTAIRS** A fantastic opportunity to acquire this stone built, three bedroom, two bathroom converted barn forming part of this exclusive development and situated off a private road, converted 5 years ago . The property benefits from laminate and underfloor heating throughout the ground floor, excellent wifi, off road parking, excellent size garage with study/storage above and a courtyard style garden. The well presented and appointed accommodation briefly comprises: entrance hall and downstairs WC. Fabulous open plan, fully integrated dining kitchen including fridge, freezer, washing machine, dishwasher, electric oven, four gas ring hob and extractor hood, a modern range of wall, base and drawer units and ample space for a dining table and chairs.

- EXTREMELY WELL PRESENTED ACCOMMODATION
- RECENTLY BUILT
- THREE BEDROOMS/TWO BATHROOMS
- OFF ROAD PARKING AND GARAGE



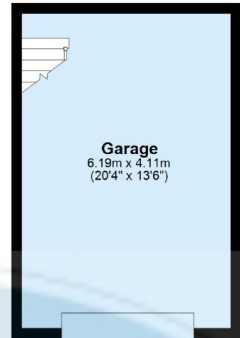
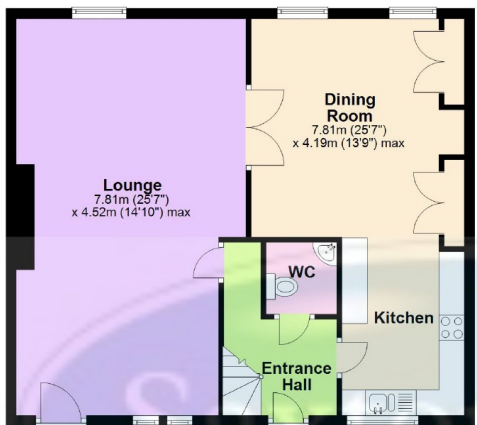


Large double doors open into the spacious lounge, the focal point being the stunning fireplace with cast iron multi fuel stove and stone fire surround. First floor: three generously proportioned bedrooms, the master benefiting from an en suite shower room. Three piece suite bathroom in addition including WC and wash set in a vanity unit. Numerous Velux windows allow lots of natural light.

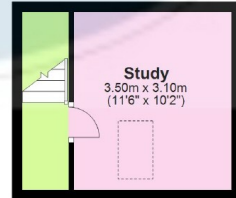
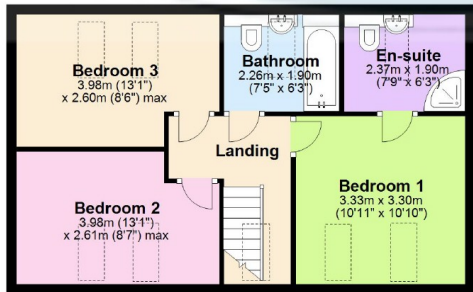
Outside: A gate opens to a fantastic courtyard with wooden decked area and gravelled area. A stone path leads up to a patio and front entrance door. Good size garage with electric garage door, electric and lighting, stairs lead up to a office which has been plastered. Off road parking. On the doorstep to fabulous countryside walks and situated in this popular residential area having excellent amenities close by, reputable local schools and regular public transport.

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. 94.3 sq. metres (1014.7 sq. feet)



First Floor
Approx. 61.1 sq. metres (657.9 sq. feet)



Total area: approx. 155.4 sq. metres (1672.6 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 |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (92-100) | A | | 92 |
| (81-91) | B | 82 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (23-38) | F | | |
| (1-22) | 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 | A | | |
| (92-100) | A | | 92 |
| (81-91) | B | 82 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (23-38) | F | | |
| (1-22) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |