

10a Fairbarn Road, Stannington, Sheffield, S6 5PP
£349,950



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Council Tax Band: D

Situated on a quiet road in Stannington and enjoying far reaching views, this recently built three bedroom, two bathroom detached home offers a perfect blend of modern living and stylish design. Built in 2022, the property has a 10 year LABC warranty included, providing peace of mind for buyers and boasting bright and spacious rooms throughout plus a double driveway to the front, this is the perfect home for families. Located close to shops and amenities, the property is also well served by regular bus routes nearby giving easy access to the universities, hospitals and the city centre. The property is also within the catchment area of popular local schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, spacious living room, dining kitchen with AEG appliances and a separate wc. To the first floor there is a landing area, three spacious bedrooms (the master with en-suite shower room) and a family bathroom. Outside, there is a block paved drive for two cars to the front whilst to the rear there is a spacious garden with a patio, lawn and is surrounded by fencing offering a degree of privacy. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your viewing today! Freehold tenure, council tax band D.

Entrance Hallway

Access to the property is gained through a front facing composite door which leads into spacious entrance hallway. Having a staircase rising to the first floor accommodation, a side facing upvc double glazed window and a radiator. A door leads into the living room.

Living Room

A larger than average room which has a front facing upvc double glazed bay window enjoying far reaching views and two radiators. With ample space for furnishings, this is a good sized room ideal for families. A door leads to the dining kitchen.

Dining Kitchen

Another spacious reception room, the dining kitchen has stylish fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and AEG induction hob with extractor above. With integrated AEG appliances including an electric oven/grill unit and a washing machine, and integrated Prima fridge freezer and dishwasher. With tiled flooring, a radiator, space for a dining table and chairs, a rear facing upvc double glazed window, rear facing upvc



double glazed french doors and a separate door leading to the downstairs wc.

Separate WC

Having a low flush wc and pedestal wash basin.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail, side facing upvc double glazed window and a loft hatch gaining access to the roof space which is insulated. Doors lead to all rooms on this level.

Master Bedroom

The master bedroom is a spacious double room which has a radiator and a front facing upvc double glazed window with superb far reaching views. A door leads to the en-suite shower room.

En-Suite Shower Room

Having a suite comprising of a shower enclosure, a half pedestal wash basin and a low flush wc. With a chrome towel radiator, tiled flooring and a front facing upvc double glazed window.

Bedroom Two

The second bedroom is another double sized room which has a radiator and a rear facing upvc double glazed window enjoying far reaching views.

Bedroom Three

The third bedroom is a larger than average single sized room which could also be used as an office, Having a radiator and a rear facing upvc double glazed window enjoying far reaching views.

Family Bathroom

A spacious room which has a suite comprising of a panelled bath with a shower over, a pedestal wash basin and a low flush wc. With a chrome towel radiator, tiled flooring and a side facing upvc double glazed window.

Outside

To the front there is a block paved driveway providing off road parking for two cars and a gate to the side leads to the rear where there is a spacious yet private garden area having a patio and lawn with surrounding fencing.



Ground Floor

Approx. 49.9 sq. metres (536.7 sq. feet)



Total area: approx. 99.1 sq. metres (1066.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

First Floor

Approx. 49.2 sq. metres (529.8 sq. feet)



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

01142 683833

info@archersestates.co.uk

www.archersestates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		84
(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	