



Nook Lane Stannington Sheffield S6 6BN
Offers In The Region Of £699,950

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**** FREEHOLD **** A truly impressive, immaculately presented four bedroom, three bathroom, stone built detached farm house located in the very heart of ultra-popular Stannington on the edge of the Peak District National Park. The property is finished throughout to an exceptionally high standard and benefits from gas central heating and double glazed windows with stylish grey casings. Briefly, the versatile living accommodation comprises: Welcoming entrance hallway with downstairs cloakroom/W.C and a door leads into the integral garage. Study/TV room with the downstairs bedroom just off with brand new en-suite shower room having modern fittings. The downstairs bedroom space is perfect for a teenager or dependent relative and can be utilized as a self contained annex or otherwise ideal for hosting guests. The hub of this spectacular family home is the open plan living/kitchen space with a stunning period fireplace and log burner. Brand new fitted kitchen with a range of modern, contemporary units and central island. Integrated appliances include: built in fridge x2, freezer, double oven, electric hob with extractor, microwave and warming drawer. Stylish quartz work surfaces give the kitchen a real sense of elegance and quality. Solid wood flooring is present throughout the kitchen, lounge and dining areas. Beautifully bright garden room leading onto the patio. Large dining room with fitted storage solutions and a further built in fridge/freezer, perfect when hosting guests for dinner. First floor: Three double bedrooms, the master having a large dressing room and bedroom two benefits from an en-suite shower room. Large, modern family bathroom with freestanding bath, walk in shower, two wash hand basins and a low level W.C. Loft space ideal for storage.

- STUNNING DETACHED FARM HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- ON THE CUSP OF OPEN COUNTRYSIDE
- IMMACULATELY PRESENTED
- EARLY VIEWING ADVISED





OUTSIDE

To the rear is a fully enclosed, beautifully manicured garden which enjoys a well maintained lawn, planted borders and three Indian stone patio areas ideal for soaking up the summer sunshine. Shed ideal for storage (included in the sale). Off road parking to the front. Large integral double garage with wash basin and plumbing for a washing machine. Outdoor power sockets.

LOCATION

Ideally located for an array of local amenities in Stannington Village, well regarded Bradfield comprehensive school catchment area, public transport routes to Hillsborough with Supertram terminus and the city centre beyond. Access to stunning surrounding countryside in the Loxley Valley and Bradfield Dale.

MATERIAL INFORMATION

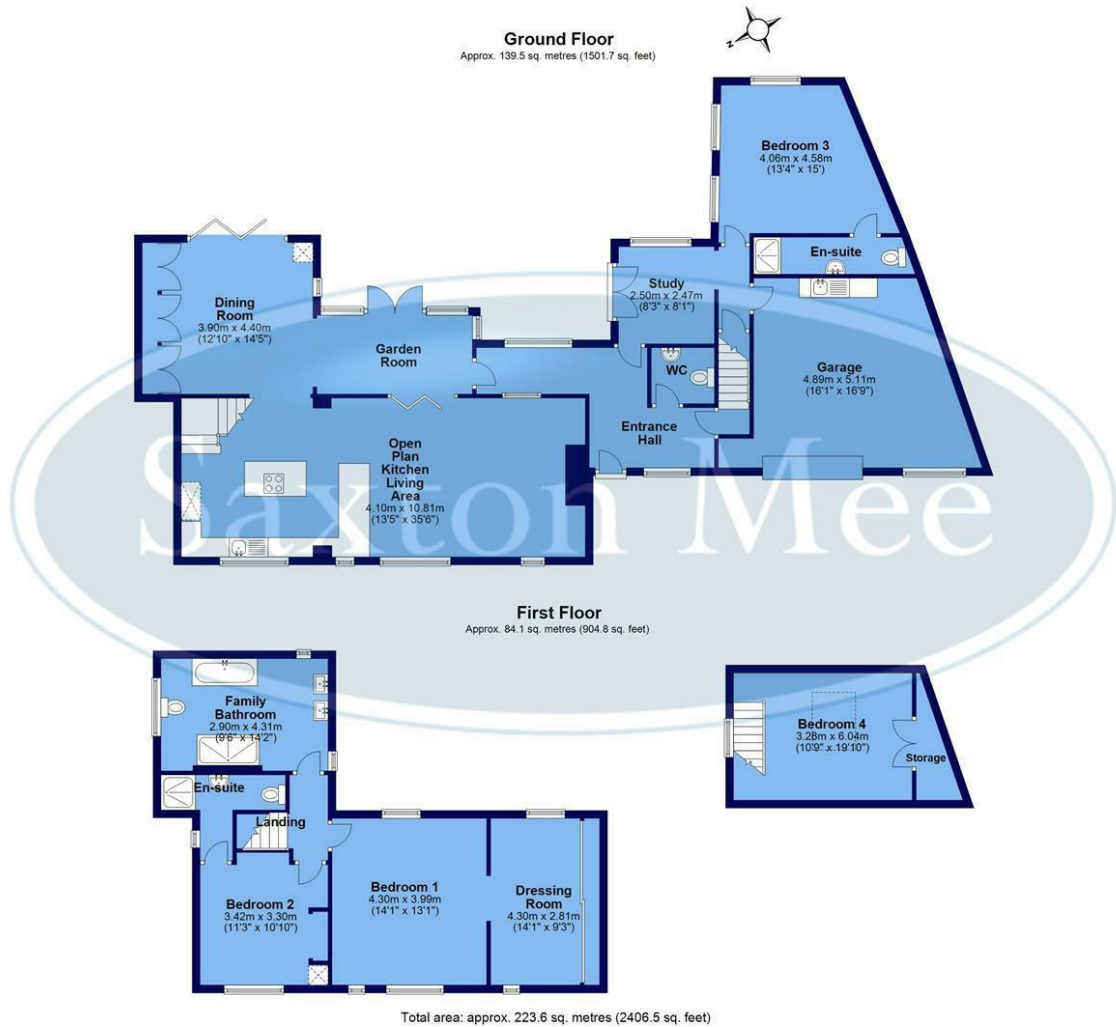
Tenure: Freehold.

Council Tax: Band F.

VALUER

Lewis T. Hughes MNAEA

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	70	78
EU Directive 2002/91/EC		