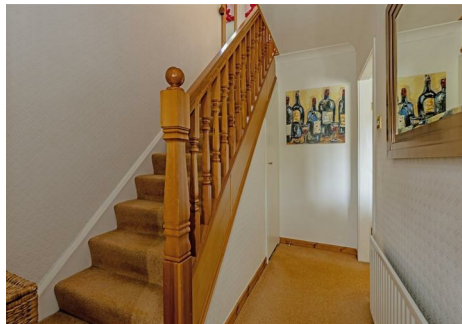




40 Nook Lane, Stannington, Sheffield, S6 6BN

Offers Around £385,000

40 Nook Lane, Sheffield S6 6BN

A fine opportunity has arisen to purchase this delightful three bedroom detached house. Having been a much loved family home for over 40 years the property has been improved and upgraded over the years as well as being sympathetically extended to the rear with the addition of a conservatory. Situated in this highly sought after residential area, this fine property is beautifully presented throughout with neutral decor and contemporary styling. Standing in low maintenance and superbly presented gardens to front and rear and benefiting from ample off road parking and a detached single garage.

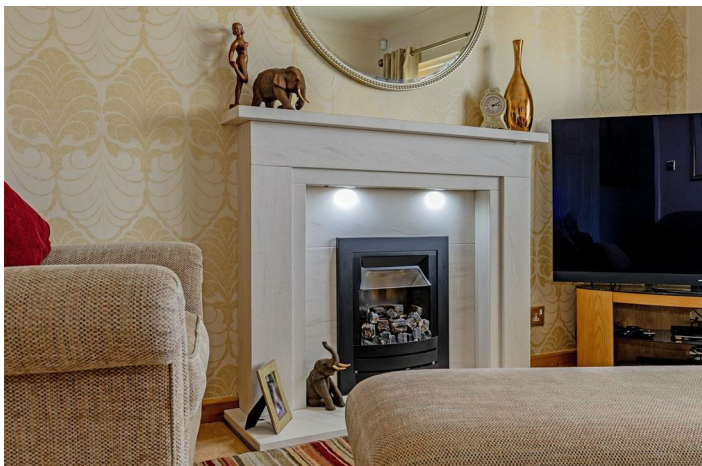
Situated in the ever popular village of Stannington which is surrounded by beautiful countryside yet conveniently located close to excellent amenities including local shops, well regarded schools, and public transport. There are a wide range of further amenities in Hillsborough including Supertram, supermarkets, parks and leisure centre.

The area has always been a firm favourite with families due to its highly regarded schooling and its excellent recreational facilities and benefitting from being close to principle Hospitals and Universities.

The property is located on the outskirts of Sheffield with easy access to stunning countryside and relaxing walks around Damflask, Rivelin and Bradfield.



Council Tax Band: C



Entrance Porch

Having a glazed composite door, UPVC double glazed windows and feature port hole window with leaded and stained in laid pattern.

Entrance Hall

Having a central heating radiator, coving to the ceiling and staircase which leads to the first floor accommodation with storage cupboard below.

Cloakroom/WC

Having been recently refurbished with a contemporary two-piece suite comprising of a low flush WC and wash hand basin. With stylish tiled walls, a central heating radiator and single glazed window.

Living Room

12'4" x 10'2"

A well presented and relaxing reception room which benefits from a front facing UPVC double glazed window with fitted shutters, coving to the ceiling, a central heating radiator and natural stone effect contemporary fireplace with insect living flame gas fire.

Dining Room

9'4" x 8'2"

Having coving to the ceiling, a central heating radiator and UPVC double glazed patio doors which leads out into

Conservatory

12'2"(max)x8'10"

Being a UPVC construction benefiting from laminate flooring, a fan light, roof blinds and glazed door which leads out onto the charming rear garden

Kitchen

15'10"(max)x7'6"(max)

Fitted with a stylish and comprehensive range of units above and below roll top work surfaces which incorporate a one and a half bowl single drainer stainless steel sink with mixer taps and has complementary tile splashback. Integrated within the units is a twin electric oven, flooring electric hob with extract over, space for a slimline dishwasher and automatic washing machine. There are side and rear facing UPVC double glazed windows, recessed ceiling spotlights, laminate

wood flooring, a central heating radiator, breakfast bar and wine rack.

First Floor

Landing

With a side facing UPVC double glazed window, coving to the ceiling and spindle balustrade, there is access to the loft storage area via a hatch and retractable ladder

Bedroom One

9'7" x 8'3"

Being fitted with a range of bedroom furniture incorporating double wardrobes which provide hanging shelf and overhead storage and addressing unit with additional drawers. There is also a central heating radiator coving to the ceiling and front facing UPVC double glazed window with fitted shutters which enjoys far reaching views over open countryside.

Bedroom Two

9'7" x 8'3"

Having a rear facing UPVC double glazed window, central heating radiator and coving to the ceiling

Bedroom Three

7'7" x 6'5"

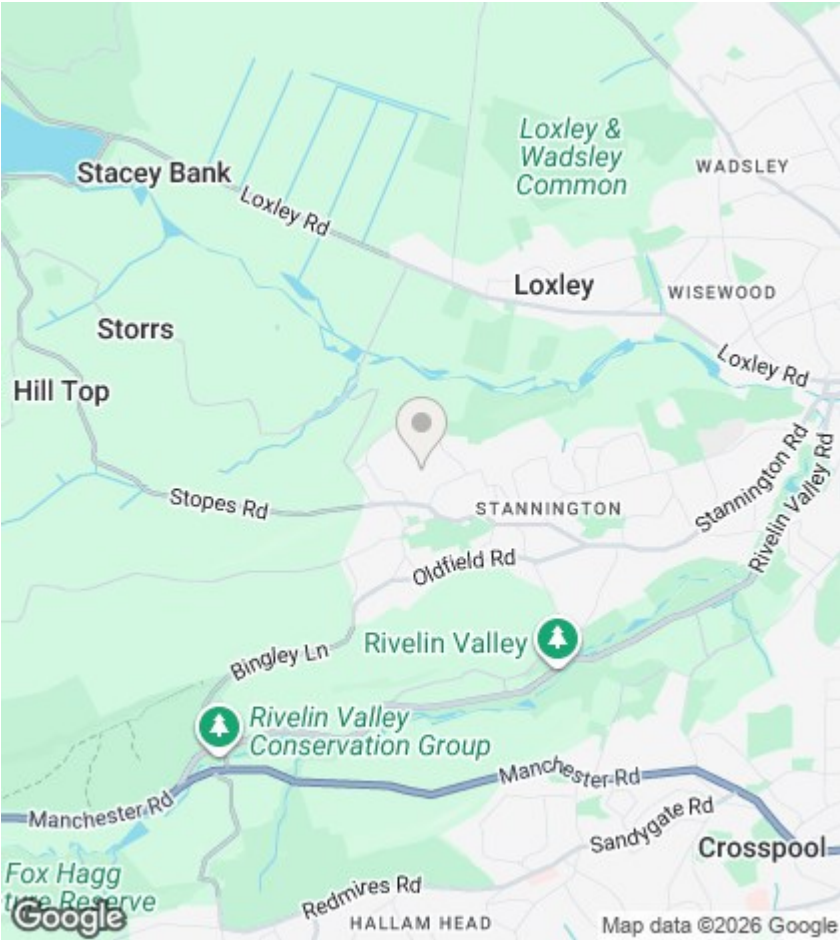
With fitted wardrobe and storage, coving to the ceiling, essential heating radiator and rear facing UPVC double glazed window

Family Bathroom

Fitted with a white three-piece suite comprising of a P shaped bath with Myra sport electric shower over, pedestal wash and basin and low flush WC. This room is fully tiled and benefits from a side facing UPVC double glazed window, a chrome ladder style heated towel rail recessed ceiling spotlights and useful storage cupboard over the bulkhead.

Outside

To the front of the Property sees a lawn garden with floral and shrub Beds, Block paved steps lead to the front door. To the side of the property and enclosed by a wrought iron gate and an area of car hard standing suitable for multiple vehicles in matching block paved material. To the rear of the garden Is a simply charming lo maintenance enclosed garden.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

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		EU Directive 2002/91/EC