



22 Cassini Drive, Stannington, Sheffield, S6 6GG

Saxton Mee

22 Cassini Drive

Stannington

Offers In The Region Of

£350,000

A modern, stylish and very well appointed three bedroom/two bathroom semi-detached home ideal for a family and enjoying a quiet location at the head of the cul-de-sac.

The property was constructed in 2019 by Avant Homes and benefits from a remaining 5 years on their NHBC warranty scheme. The accommodation briefly comprises: A welcoming entrance hall with cloakroom storage. Larger than average ground floor W.C. A modern and very high-specification dining kitchen having a range of wall and base units with integrated AEG appliances including an oven, microwave combination oven, warming drawer, dishwasher, gas hob with extractor above and fridge/freezer. Separate utility room with housing for a washing machine and tumble dryer. To the rear is a bright and airy family lounge offering superb connectivity with the garden via the bi-folding doors.

To the first floor is a good sized master bedroom with en suite, double bedroom two and a further generous single bedroom three. The family bathroom comprises a fully fitted modern suite of bath and shower over, wash hand basin and W.C. Loft ideal for storage and partly boarded.

Outside is a driveway for two cars and a private rear garden with patio, lawn, fencing to the borders and ample space for a summerhouse, greenhouse or garden shed.

Stannington is a sought after village location on the outskirts of Sheffield, within a 10 minute drive of both the City Centre and Peak District, having a wealth of local amenities, shops, bars, cafes and a park. Excellent local schools and regular transport links make this the ideal place to start a family!

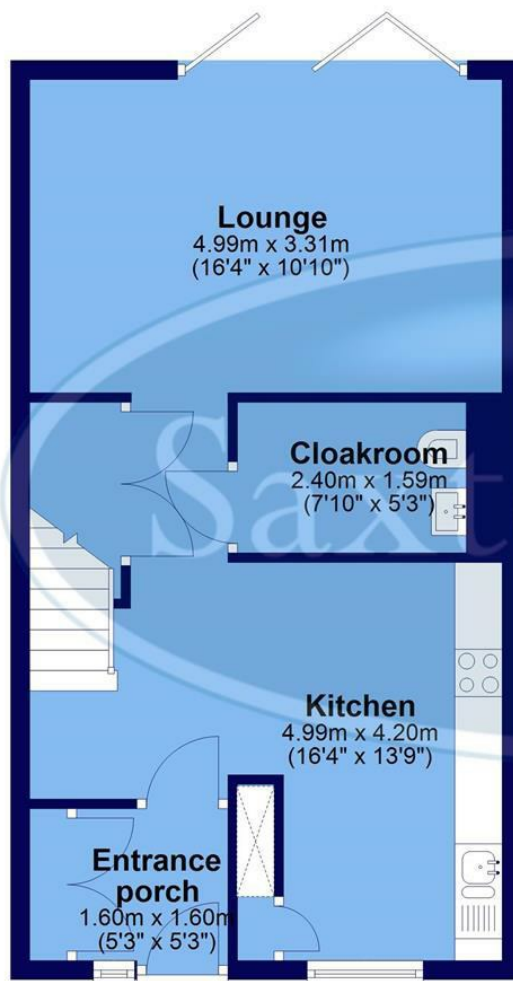


- Delightful Master Bedroom With Modern En Suite
- Built in 2019 With Remaining 5 Year NHBC Warranty
- Fantastic Cul De Sac Location
- A Wealth Of Amenities, Bars & Eateries Close By
- Regular Transport Links To The City
- Reputable Schools Within Catchment Area
- On The Door Step Of The Peak District
- EPC Rating: B / Council Tax: Band D
- Tenure: Freehold
- Viewing Via Banner Cross Office



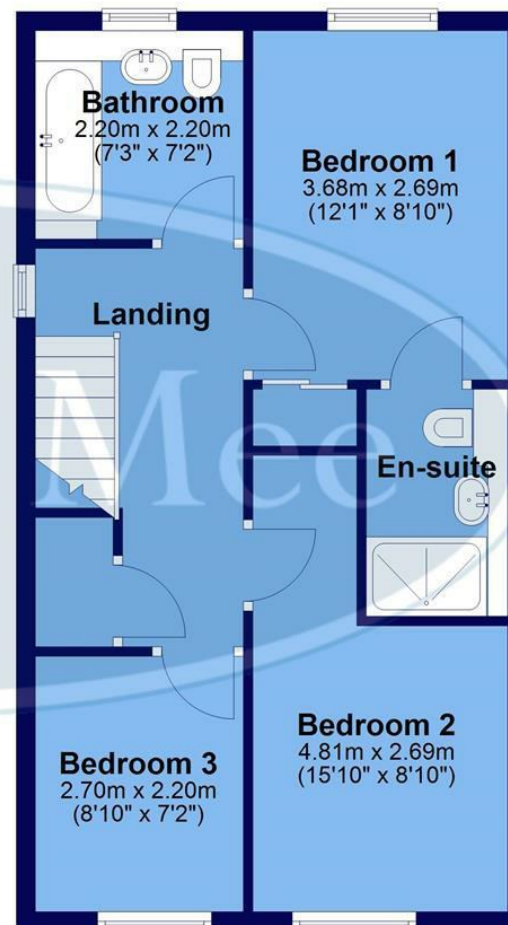
Ground Floor

Approx. 46.5 sq. metres (500.2 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



Total area: approx. 92.8 sq. metres (999.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

Saxton Mee