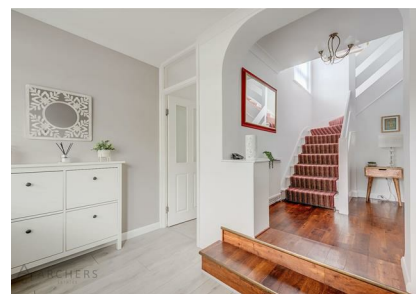


25 Burnt Stones Drive, Sandygate, Sheffield, S10 5TT
£575,000

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Council Tax Band: E

A smart and well presented three double bedroom extended detached home which is located within this popular suburb on the cusp of open countryside! Perfect for families, the property has recently undergone a scheme of modernisation which includes new kitchen and bathroom fittings, redecoration and also an upgraded rear garden. Situated close to open countryside, the property is also within the catchment area of Lydgate and Tapton schools and benefits from easy access to the Universities, Hospitals and City Centre. There are a wealth of shops and amenities nearby in Crosspool. With double glazing and gas central heating throughout, the property in brief comprises; Wide and inviting two tiered entrance hallway, spacious lounge, dining room which opens to the newly fitted kitchen, a downstairs office/occasional room and utility room. To the first floor there is a landing area, three double sized bedrooms (the master with en-suite shower room), a family four piece bathroom and a separate wc. Outside, there is a double driveway leading to the garage and a lawn to the front, whilst to the rear is a low maintenance private garden area with a patio, decking, pond and surrounding shrubs/fencing. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your viewing today! Leasehold tenure, 200 year lease from 1966, £70 per annum ground rent/community insurance, council tax band E.

Entrance Hallway

Access to the property is gained through a front facing upvc entrance door which leads to the wider and inviting hallway. Having laminate flooring, a large front facing upvc double glazed window, a door leading to the office/utility rooms and a step leading to the inner hallway area which has LVT priority oak flooring, a radiator, a staircase rising to the first floor accommodation and doors to the lounge and dining room.

Lounge

A good sized lounge which has a large front facing upvc double glazed bow window, a radiator and a feature fireplace with a gas fire.

Dining Room

A bright and spacious dining room which has recently been upgraded by the current owners, including space for a seating and dining area, laminate flooring, a radiator, rear facing upvc double glazed french doors leading to the rear garden and the room opens to the kitchen.

Kitchen

A stunning kitchen which has newly fitted wall and base units with a laminated worksurface incorporating a stainless steel one and a half sink and drainer unit and a five burner gas hob with extractor above. There are integrated appliances including a Stoves electric double oven, a dishwasher and fridge freezer. With tiled splashbacks. an internal window to the utility room, a rear facing upvc double glazed window, stylish tall radiator and laminate flooring.

Office/Occasional Room

Located off the hallway, this useful additional room is currently used as an office however could be used for a variety

of purposes. Having laminate flooring, a radiator, rear facing upvc double glazed window, useful storage cupboard and doors leading to the garage and utility room.

Utility Room

Another great addition to the property, the utility room has a laminated worksurface incorporating a stainless steel sink and drainer unit with storage unit below, space for a washing machine, rear facing upvc double glazed window, storage cupboard, tiled flooring, an electric heater and a side facing upvc entrance door leading to the outside.

Garage

Having ample storage space, power and lights and an electric roller door to the front.

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 bringing much light into the room, solid oak flooring, a loft hatch and doors to all rooms on this level.

Master Bedroom

A bright and spacious master bedroom which has ample space for a large bed, a front facing upvc double glazed window, radiator and spacious fitted wardrobes. A door leads to the en-suite shower room.

En-Suite Shower Room

Having a modern styled suite comprising of a shower enclosure, a vanity wash basin with additional storage beneath and a low flush wc. With a chrome towel radiator, vinyl flooring, a side facing upvc double glazed window and a built in storage cupboard.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window, radiator and laminate flooring.

Bedroom Three

The third bedroom is another double sized room which has a front facing upvc double glazed window, a radiator and laminate flooring.

Family Bathroom

A stylish bathroom which has a recently fitted four piece suite comprising of a corner bath, shower enclosure, vanity wash basin with storage and a low flush wc. There is a chrome towel radiator, a rear facing upvc double glazed window, fitted storage cupboard and LVT flooring.

Seperate WC

Having a recently fitted low flush wc with vanity wash basin above, a rear facing upvc double glazed window, vinyl flooring and partially tiled walls.

Outside

To the front of the property there is a double driveway leading directly to the garage and a lawned garden with shrubs. An additional path leads down the side of the property to the rear garden, which is a spacious and private outdoor space having a decked area perfect for outside dining and a flagged patio area. With a small pond, fencing and shrubs/hedging surrounding for additional privacy.



Ground Floor

Approx. 91.1 sq. metres (980.7 sq. feet)




First Floor

Approx. 57.5 sq. metres (618.4 sq. feet)



Total area: approx. 148.6 sq. metres (1599.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(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	