

7 The Fairway, Lodge Moor, Sheffield, S10 4LX  
£599,950

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# 7 The Fairway, Lodge Moor, Sheffield, S10 4LX

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Council Tax Band: F

A stylish, spacious and characterful four bedroom detached home which is located on this quiet cul-de-sac in Lodge Moor, next to open countryside! Perfect for families, the property has been lovingly maintained throughout the years and has modern styled kitchen and bathroom fittings yet retains many original features to the 1960's. Set back from the road, the property enjoys a long driveway with integral garage and private gardens to the rear. Located within the catchment area of Hallam and Tupton schools, the property is well served by regular bus routes giving easy access to the Universities, Hospitals and the City centre. With double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, downstairs wc, a larger than average living room with a dual aspect layout, dining room and breakfast kitchen with stylish units and additional storage. To the first floor there is a landing area with modern walk in shower room, four good sized bedrooms and a family bathroom with modern fittings. Outside, there are well manicured lawns to the front and rear with tall trees, shrubs and borders for additional privacy. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your viewing today! Freehold tenure, Council tax band F.

## Entrance Hallway

Access to the property is gained through a front facing upvc double glazed entrance door which leads directly into the hallway area. Having a front facing upvc double glazed window, radiator, staircase rising to the first floor accommodation, a useful storage cupboard and doors leading to the separate wc and the living room.

## Downstairs WC

Having a low flush wc, pedestal wash basin, skirting board radiator and a side facing slimline upvc double glazed window.

## Living Room

A huge living room which is bursting with natural light thanks to its dual aspect layout and offers ample space for furnishings. Having a large front facing upvc double glazed window, rear facing upvc double glazed sliding patio doors opening to the rear garden, two skirting board radiators and an inset gas fire. A door leads to the dining room.

## Dining Room

Another bright and spacious reception room which has a rear facing upvc double glazed window and a radiator.

## Breakfast Kitchen

A gorgeous kitchen which has modern fittings yet retains its 1960's charm and layout! Separated into two areas, there is a breakfasting area with low level lighting over a table space, a side facing upvc double glazed window, side facing upvc entrance door and a radiator. To the kitchen area there are modern high gloss fitted wall and base units with a marbled worksurface area incorporating an inset one and a half

stainless steel sink and drainer unit and electric hob with extractor above. There are integrated appliances including an electric oven and grill unit and a washing machine. With a rear facing upvc double glazed window overlooking the gardens, vinyl flooring and two spacious storage cupboards.

## First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a large front facing upvc double glazed window and doors to all rooms on this level.

## Master Bedroom

A large and spacious master bedroom which is full of natural light and has a front facing upvc double glazed window, radiator and fitted wardrobes.

## Bedroom Two

A spacious double sized bedroom which has a radiator, rear facing upvc double glazed window enjoying views over the garden and a side facing upvc double glazed windows with views towards Hallamshire Golf Club.

## Bedroom Three

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

## Bedroom Four

A spacious bedroom which has a rear facing upvc double glazed window, radiator and feature wood panelling to the walls.

## Bathroom

A stylish and modern bathroom which has a suite comprising of a freestanding bath, vanity wash basin and a low flush wc. With modern tiling, a chrome towel radiator and rear facing upvc double glazed window.

## Walk in Shower Area

A unique yet incredibly modern and useful addition to the home, this separate walk in shower is accessed off the landing and has stylish tiling, underfloor heating and a modern unit.

## Outside

The property is located on a quiet cul-de-sac and is set back from the road, having a long driveway and lawned garden with an array of trees, shrubs and borders leading to the entrance door and integral garage. A side path leads to the rear, where there is a private and secluded garden with a large lawned area, patio and is surrounded by tall trees and borders.

## Garage

Having an up and over door, the garage offers additional space and has power and lighting.



**Ground Floor**  
 Approx. 79.6 sq. metres (857.1 sq. feet)



**First Floor**  
 Approx. 63.0 sq. metres (678.3 sq. feet)



Total area: approx. 142.6 sq. metres (1535.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>	<b>59</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	