

## Marketing Preview



**25 Fairfields Way, Aston, Sheffield, S26 2HB**

**£380,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 2**



**\*\* GUIDE PRICE £380,000 - £390,000 \*\*** A unique opportunity to purchase this modern family home, built in 2020 and situated on a sought-after estate. Beautifully presented throughout and ready to move into, the property offers ample reception space along with a versatile office/playroom. Further benefits include an enclosed rear garden, off-road parking and a detached garage, as well as a master bedroom with en-suite. Ideally located with excellent road links to the M1 and within easy reach of good village amenities.

## SUMMARY

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The accommodation comprises a welcoming hallway, a good-sized and bright living room, and a large kitchen/diner which truly forms the heart of the home, fitted with modern wall and base units. There is also a downstairs WC, along with an additional versatile room that could be used as a playroom, snug or home office.

Stairs rise to the first floor, where doors lead to the bedrooms and family bathroom. The master bedroom is positioned to the front and benefits from a window and an en-suite shower room. A second bedroom is also located to the front, while two further generous bedrooms are positioned to the rear. Completing the floor is the family bathroom.

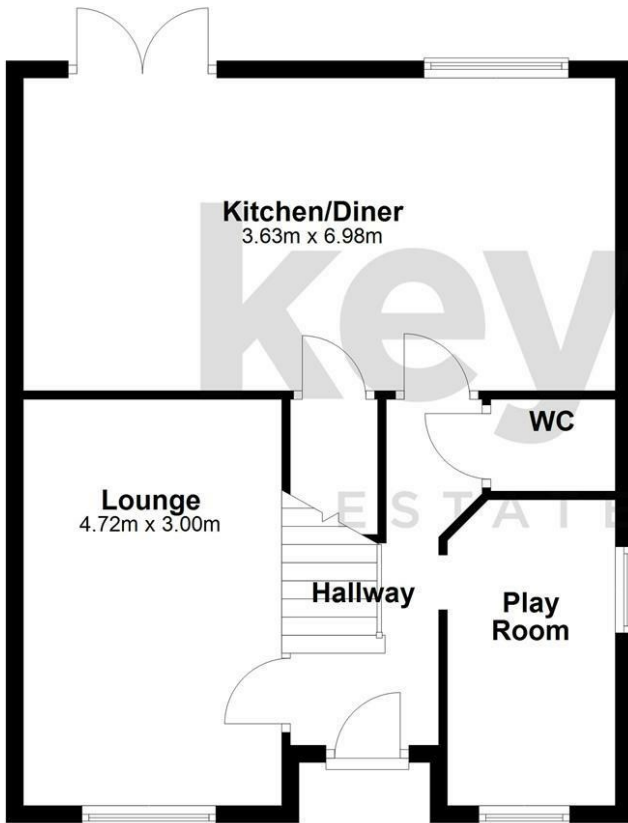
Occupying a corner plot, the property benefits from a lawned garden to the front, with a driveway and detached garage to the side. To the rear is an enclosed, low-maintenance garden featuring a patio area, lawn and surrounding fencing, all well maintained throughout.

## PROPERTY DETAILS

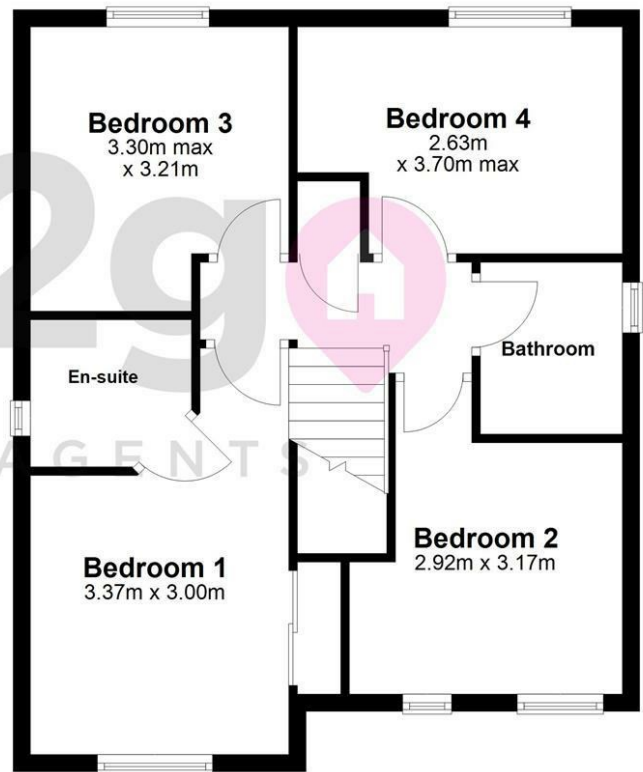
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND D - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>94</b> |
| (81-91) <b>B</b>                            | <b>84</b>                                                                                                   |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</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  |           |

