



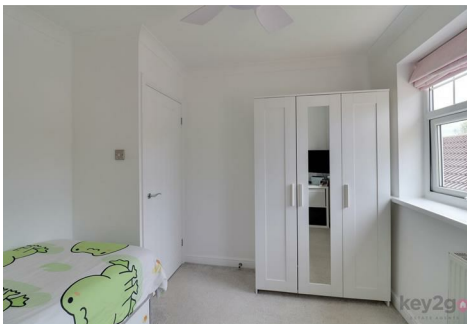
## Marketing Preview



**2 Stoneley Dell, Sheffield, S12 3JR**

**£325,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**



\*\*\*GUIDE PRICE £300,000-£325,000\*\*\* An early viewing is highly recommended to fully appreciate this spacious and well-presented, three-bedroom detached home, ideally situated in the heart of the sought-after area of Charnock. Beautifully styled throughout with contemporary décor, the property features a modern fitted kitchen, a second generous reception room, and a master bedroom benefitting from its own en-suite shower room. Externally, the home enjoys a driveway, garage, and a charming rear garden, perfect for outdoor enjoyment. Tucked away on a popular residential estate, the property is also ideally positioned for access to nearby countryside walks, well-regarded local schools, and a range of amenities, making it an ideal choice for families.

## SUMMARY

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A welcoming entrance hallway provides an inviting first impression, with stairs rising to the first floor and access to a convenient downstairs WC.

From the hallway, a door leads into the spacious lounge/diner, featuring a bay window to the front that allows for plenty of natural light, along with sliding patio doors to the rear garden, creating an ideal space for both relaxing and entertaining.

Also accessed from the hallway is the kitchen/diner, forming the heart of the home and offering a practical and sociable space for everyday living.

To the first floor, the property offers a well-proportioned master bedroom complete with fitted wardrobes and a modern en-suite shower room. There are two further generous double bedrooms, along with a spacious family bathroom fitted with a contemporary suite.

To the rear, the property boasts a generously proportioned garden, having a patio area and a well-maintained lawn perfect for outdoor entertaining.

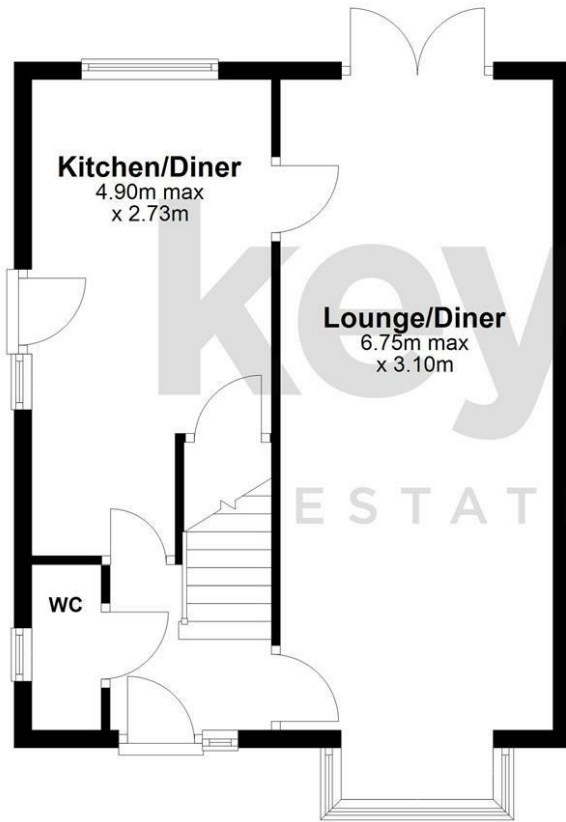
To the front, there is a low-maintenance garden with a flagstone pathway leading to the entrance, alongside a substantial driveway providing ample off-road parking and access to the garage. The garage benefits from power and lighting, as well as useful loft storage space.

## PROPERTY DETAILS

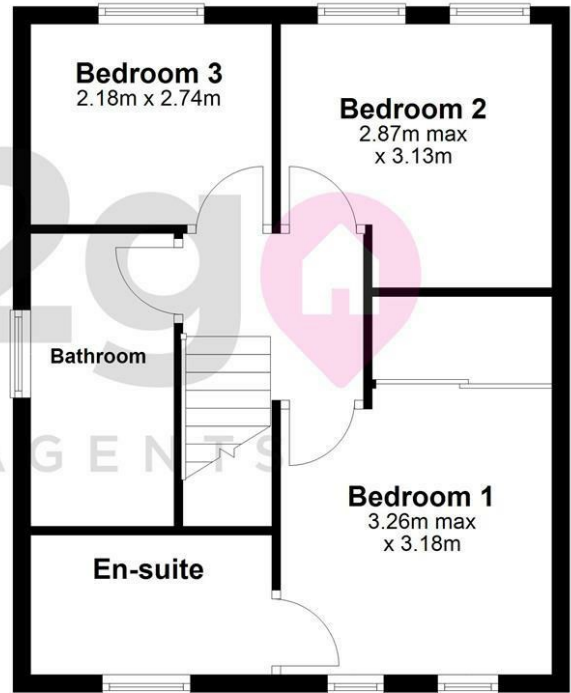
- FREEHOLD
- SHEFFIELD CITY COUNCIL
- COUNCIL TAX BAND - D
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

FOR PROPERTY MEASUREMENTS, PLEASE SEE FLOORPLAN

### Ground Floor



### First Floor



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>	73	78
(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	

