



## Marketing Preview



**31 Stanier Way, Renishaw, Sheffield, S21 3UU**

**£300,000**

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



**\*\* GUIDE PRICE £300,000 - £310,000 \*\* NO CHAIN!** Don't miss your opportunity to purchase this modern and ready to move into four bedroom detached property which is situated in a quiet spot. Offering a formal dining room, downstairs WC and stylish bathrooms. Being deceptively spacious throughout also having a master bedroom with an ensuite, off road parking and a garage with an electric door. Ideal location for walks and schools. Road links to Sheffield and the M1 Motorway. Perfect family home!

## SUMMARY

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## HALLWAY

Enter via a composite door into the welcoming hallway with wooden flooring, white walls and a vertical style radiator. Stair rise to the first floor and doors to the dining room, WC, kitchen, lounge and garage.

## DINING ROOM 9'1" x 10'2"

A great extra living space which could be used as a dining room or snug with continued flooring and neutral decor. Ceiling light, radiator and two windows to the front.

## DOWNSTAIRS WC 4'11" x 2'11"

A modern WC having a back to wall WC and vanity wash basin. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

## KITCHEN/DINER 9'1" x 11'7"

Fitted with wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for a dishwasher. Ceiling light, radiator and window to the rear. Tiled flooring and access to the utility room with a sliding door.

## LOUNGE 11'4" x 15'3"

A bright and spacious reception room with white walls and continued flooring. Ceiling light, vertical radiator and sliding patio doors to the rear.

## STAIRS AND LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and an airing cupboard. Doors to the four bedrooms and bathroom.

## BEDROOM ONE 10'11" x 12'1"

A bright double bedroom with white walls, laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the rear. Door to the ensuite.

## ENSUITE 5'4" x 5'7"

A modern ensuite having a walk in shower cubicle, vanity wash basin and back to wall WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

## BEDROOM TWO 8'6" x 10'3"

A good sized double bedroom with painted walls, laminate flooring and fitted wardrobes. Ceiling light, radiator and two windows to the front.

## BEDROOM THREE 9'10" x 6'11"

A single bedroom with laminate flooring and fitted wardrobes, Ceiling light, radiator and window to the front.

## BEDROOM FOUR 9'8" x 8'4"

A fourth bedroom which is currently used as a dressing room with laminate flooring and built in wardrobe. Ceiling light, vertical radiator and window to the rear.

## BATHROOM 6'6" x 5'9"

A stylish bathroom having a bath with a waterfall shower, back to wall WC and a vanity wash basin. Ceiling light, chrome ladder style radiator and an obscure glass window. Fully tiled walls and tiled flooring.

## OUTSIDE

To the front of the property is a lawn area, driveway and access to the garage which is great for storage with an electric door.

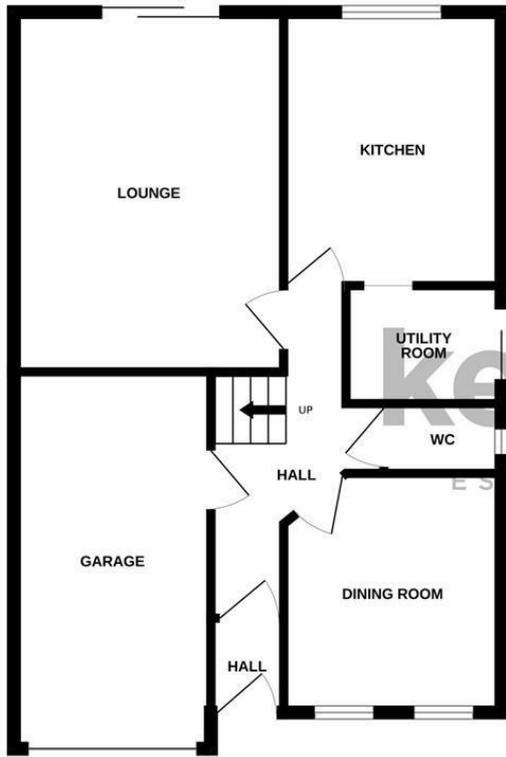
To the rear of the property is a patio area, lawn, flowerbeds and fencing to the boundary.

## PROPERTY DETAILS

- LEASEHOLD, 975 YEARS REMAINING, £80PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND D - NORTH EAST DERBYSHIRE DISTRICT COUNCIL
- SOLAR PANELS - OWNED
- TADO HEATING SYSTEM

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>87</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	

