





34 Cassini Drive

Stannington • Sheffield • S6 6GG

Guide Price £410,000 - £420,000

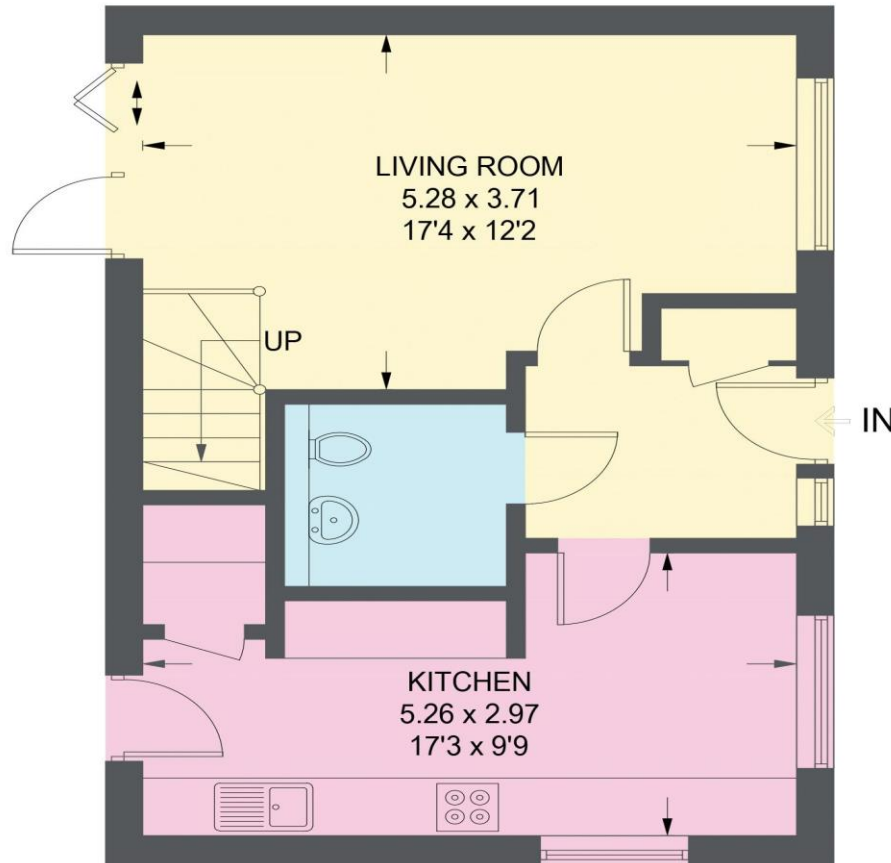
Immaculately presented, stylish 3-bedroom detached property, located on a sought after, recently built development in Stannington, within a short walk of all Village amenities, local pubs and Stannington Park. Benefits from EPC rating B, combination gas central heating, driveway, attractive enclosed rear garden, modern décor and superb far-reaching views. All carpets and made to measure blinds included. The property opens into an entrance hall creating a great first impression featuring ground floor WC and useful storage cupboard. A cosy dual aspect lounge is complemented by stylish wall panelling which continues up the stairs and bi fold doors opening out onto the composite decked patio, creating a seamless link with the outdoors. The impressive dining kitchen is fitted with contemporary contrasting grey gloss units topped with wood effect worktops. Hot Point integrated appliances include double oven/microwave, fridge freezer, induction hob, extractor, and dishwasher. There is space for a dining table beside the window offering fabulous views and a generous utility cupboard housing the washing machine and additional storage. The first floor comprises of 3 tastefully presented, immaculate bedrooms. Both double bedrooms feature built in sliding door wardrobes and a master ensuite shower room. The modern bathroom incorporates stylish tiling, bath including overhead rainfall shower, Sottini floating hand wash basin and WC. The landing area provides access to the fully boarded loft space with integral ladder and a useful storage cupboard housing the Potterton combination boiler. Externally a generous driveway provides off street parking for 2 vehicles. A fully enclosed, attractive rear garden is designed around an impressive Indian stone patio, composite decked seating area and landscaped lawn, plus shed. Stannington is a village on the outskirts of Sheffield, offering a great range of local shops within the village itself including a supermarket, post office, and local pubs. There are regular public transport links into the city and just stones throw away from Rivelin and Loxley Valleys, as well as vast open countryside towards Bradfield. Also, in the catchment area for reputable schools.



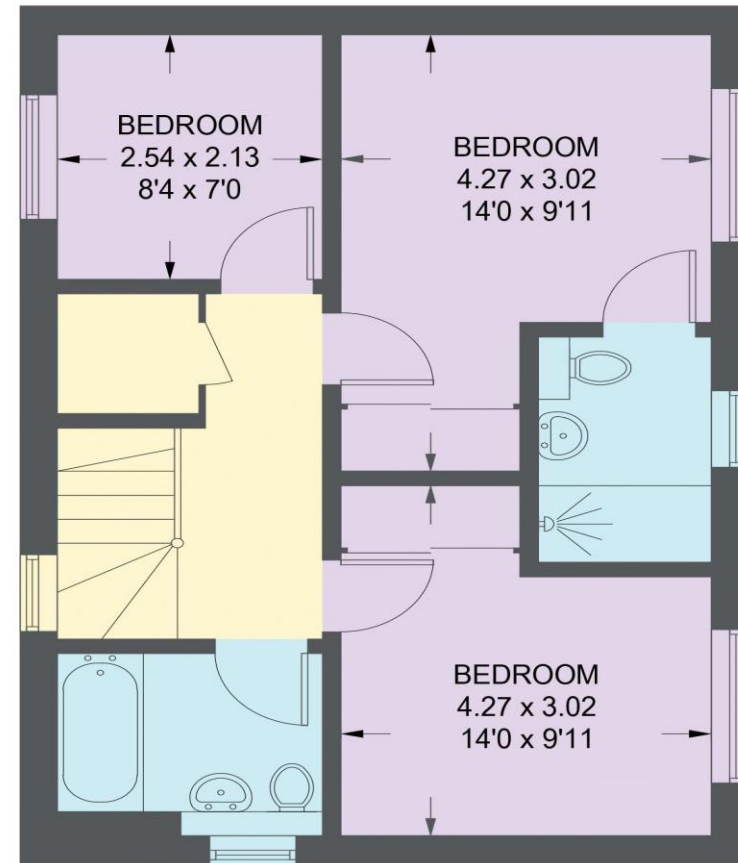
- Detached Property on Sought After Development
- Located in Stannington Village
- Bedrooms
- Immaculately Presented with Stylish Decor
- Impressive Kitchen & Hot Point Appliances
- Stunning Far-Reaching Views
- Enclosed Landscaped Garden & Patio
- Generous Driveway
- Freehold
- Council Tax Band D, EPC Rating B

34 CASSINI DRIVE

APPROXIMATE GROSS INTERNAL AREA = 89.0 SQ M / 958 SQ FT



GROUND FLOOR
44.8 SQ M / 482 SQ FT



FIRST FLOOR
44.2 SQ M / 476 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.