



STANIER WAY

31



31 Stanier Way

Renishaw • Sheffield • S21 3UU

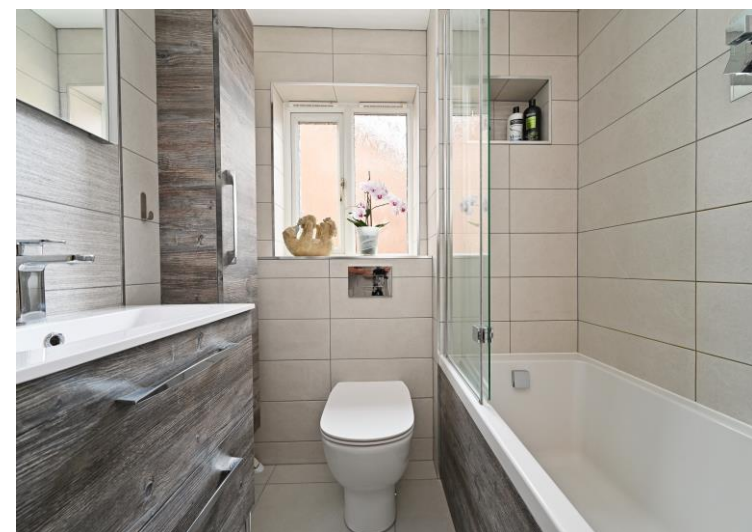
Asking Price £290,000

Beautifully presented, modern four-bedroom detached family home, situated in the popular area of Renishaw, ideal for commuting. Flexible accommodation incorporating 2 versatile reception rooms, modern kitchen and bathrooms, driveway, garage and attractive enclosed rear garden. Benefits from recently installed Worcester boiler and solar panels. NO CHAIN. The property enters through an inner porch into a welcoming hallway leading through to the integral garage offering a utility pace and housing the newly installed Worcester boiler. There are 2 versatile reception rooms, a front facing dining room and separate spacious lounge overlooking the garden through sliding patio doors flooding the living space with natural light. The stylish kitchen is fitted with modern shaker style units, wood effect worktops and contrasting tiled splashbacks. Integrated appliances include Bosch double over, four ring gas hob and overhead extractor with adjoining room offering space for further appliances and alternative access. The first floor comprises of 4 bedrooms presented in modern décor and laminate floor with the master bedroom complemented by a fully tiled ensuite shower room. The family bathroom is equipped with 3-piece modern white suite finished with stylish tiles, overhead rainfall shower and heated towel rail. The first-floor landing features a built-in cupboard housing the water tank and access to a partially boarded loft space fitted with integral ladders. Externally a driveway provides off street parking leading to an integral garage. At the rear is an attractive enclosed rear garden incorporating patio and tiered lawn enclosed by planted borders and established trees. Renishaw is a popular residential village, with nearby open countryside and good links the M1 Motorway, Eckington and Sheffield.



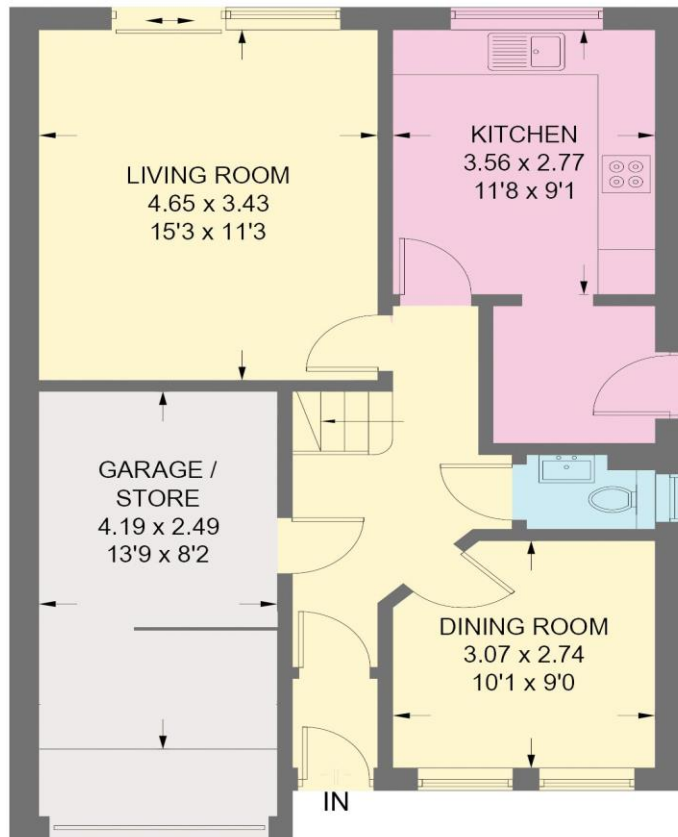
- Stunning Detached Family Home
- 4 Bedrooms
- Family Bathroom & Master Ensuite
- Beautifully Presented Throughout
- Stylish Kitchen & Integrated Appliances

- 2 Versatile Reception Rooms
- Attractive Enclosed Rear Garden
- Driveway & Garage
- 999 years Aug 2006 £80 pa
- Council Tax Band D, EPC Rating B NO CHAIN

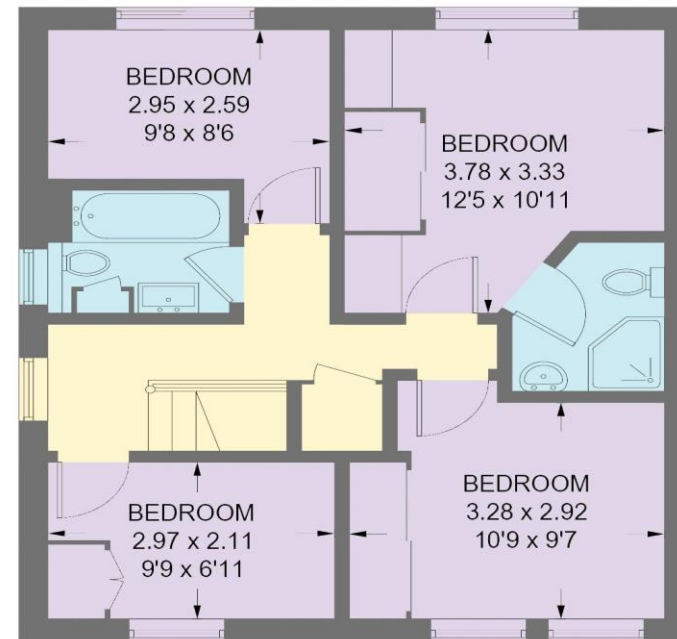


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APPROXIMATE GROSS INTERNAL AREA = 116.8 SQ M / 1257 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
65.9 SQ M / 709 SQ FT



FIRST FLOOR
50.9 SQ M / 548 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.