







40 Marchwood Road

Stannington • Sheffield • S6 5LD

Guide Price £325,000 - £350,000

Effectively extended 4 double bedroom property in Stannington with fabulous far-reaching views. Spacious, flexible accommodation which benefits from dual aspect open plan living space flooded with natural light, pleasant views and direct access to a stunning, landscaped rear garden. Features off street parking, combination gas central heating and double glazing. The property enters through a uPVC porch into inner hallway with under stairs storage. The dual aspect open plan, flexible living space features French doors direct to the landscaped rear garden offering stunning far-reaching views. A recently installed modern kitchen is fitted with 2 tone stylish matte units, solid wooden worktops and integrated appliances which include Neff double oven and induction hob. There is space for further freestanding appliances, additional storage and space for a dining table. Adjoining is a useful utility room offering alternative entrance, and space for appliances. The first floor comprises of 4 double bedrooms all well-presented complemented by fabulous far-reaching views to the rear. A fully tiled shower room is equipped with rainfall shower, traditional towel rail and vanity hand wash basin. The landing provides access to a fully boarded loft space and built in storage housing the Vaillant boiler. Externally a hardstanding driveway creates off street parking of 2 vehicles. To the rear accessed through French doors is an extension of the living area, creating a fabulous dining space complemented by a pergola which adjoins landscaped garden filled with attractive, established planting and superb far-reaching views. Marchwood Road is ideally placed for access to a range of local amenities within the village including shops, reputable schools, pubs, Rivelin Valley Nature Trail, Bradfield, the Peak District and excellent transport links with a regular bus service into Sheffield city centre and Super Tram terminus with free parking at Malin Bridge.





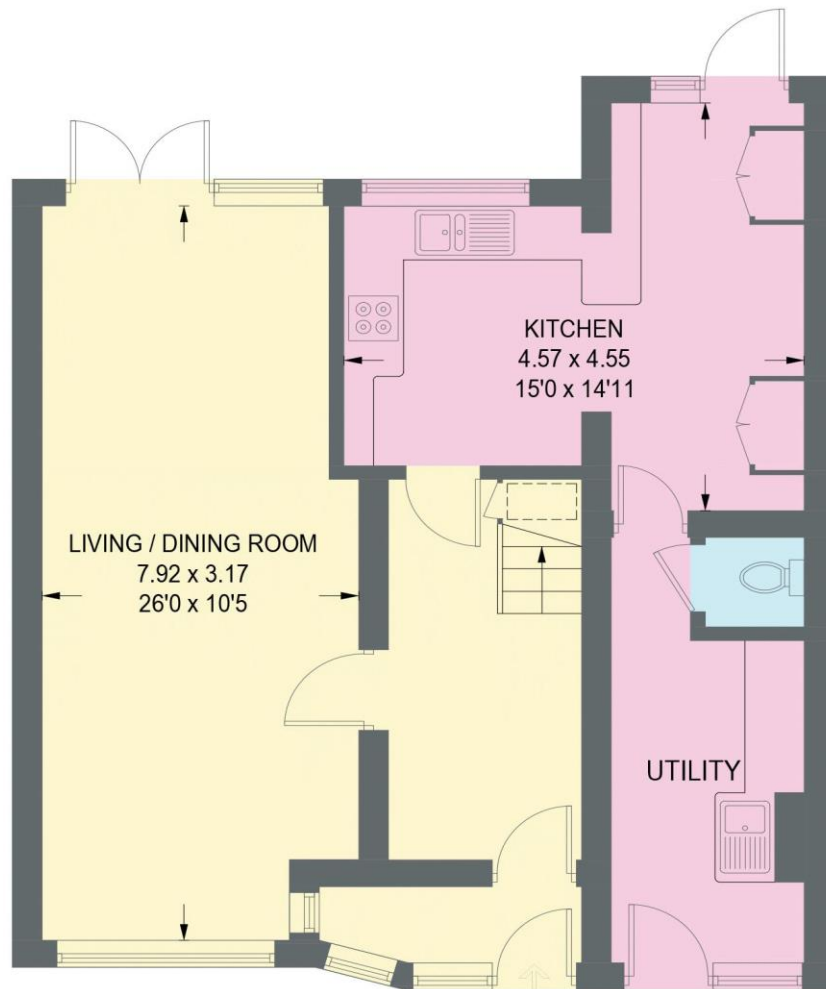
- Effectively Extended Semi-Detached Property
- Located in Sought After Village of Stannington
- 4 Double Bedrooms
- Dual Aspect Open Plan Living
- Recently Installed Modern Kitchen
- Fabulous Far-Reaching Views
- Stunning Landscaped Rear Garden
- Off Street Parking - NO CHAIN
- Leasehold 800 yrs from 25 March 1959 £14pa
- Council Tax Band C, EPC TBC





40 MARCHWOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 125.6 SQ M / 1352 SQ FT



GROUND FLOOR
67.1 SQ M / 722 SQ FT

= REDUCED HEAD HEIGHT BELOW 1.5M



FIRST FLOOR
58.5 SQ M / 630 SQ FT

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



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