







17 Cassini Drive

Stannington • Sheffield • S6 6GG

Offers in the Region of £575,000

A stunning, immaculately presented 4-bedroom detached family home, located on a sought after recently built development in Stannington Village. Benefits from EPC rating B, combination gas central heating, driveway, alarmed garage, CCTV, attractive enclosed rear garden and stylish décor. All carpets and made to measure blinds included. Entering through a composite door into a welcoming, light and airy hallway providing access to all ground floor rooms. Front facing is a reception room offering ideal study adjoining a ground floor WC and separate utility area. The kitchen is the hub of the home infusing with the outdoors through bifold doors allowing natural light to flood into the spacious dining kitchen. Fitted with French grey matte contrasting units, finished with marble effect worktops. Hot Point integrated appliances include oven, steam oven/microwave, gas hob and overhead extractor, dishwasher and fridge freezer. A focal centre island offers seating topped with quartz worktop. The lounge is dual aspect with French doors to the rear, creating a lovely homely feel, presented in neutral tones and carpet. The first floor comprises of 4 bedrooms, all stylishly presented with carpets. The master bedrooms incorporate modern ensuite shower rooms and made to measure sliding door wardrobes. The family bathroom is partially tiled equipped with 3-piece white suite and overhead rainfall shower. Loft space accessed from the landing features integrated ladder, lights, boarding and shelves. Externally a driveway provides off street parking leading to a detached, alarmed garage. Through a secure gate is a fully enclosed attractive rear garden which includes tiered patio creating a great entertaining space and landscaped lawn, enhanced by attractive planting. 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.





- Stunning Detached Family Home
- Sought After Development in Stannington Village
- Stylishly Presented Throughout
- Spacious Dining Kitchen with Bi Fold Doors
- Dual Aspect Lounge

- Family Bathroom & Master Ensuite
- Attractive Enclosed Rear Garden
- Driveway & Alarmed Garage
- Freehold
- Council Tax Band F, EPC Rating B



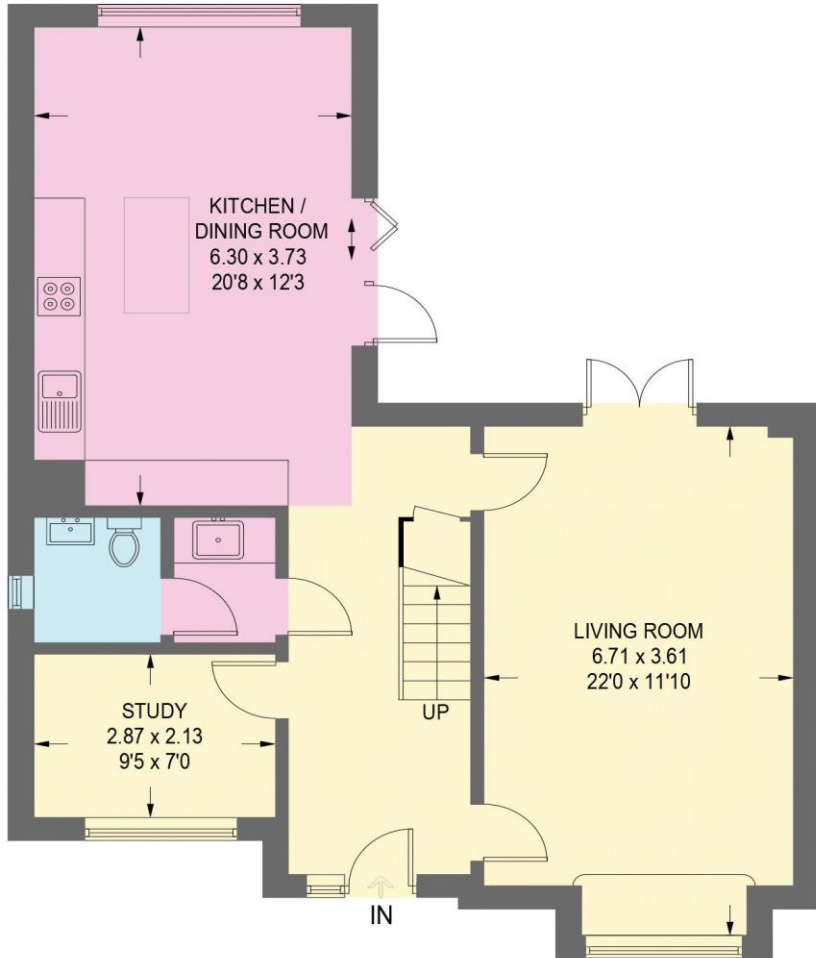


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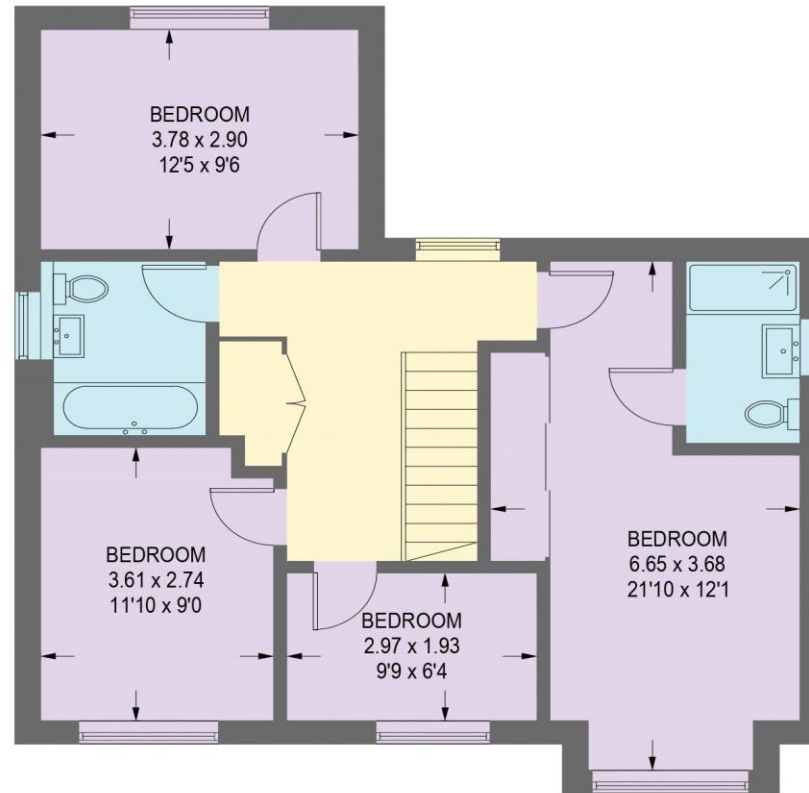
APPROXIMATE GROSS INTERNAL AREA = 139.5 SQ M / 1501 SQ FT

GARAGE = 18 SQ M / 194 SQ FT

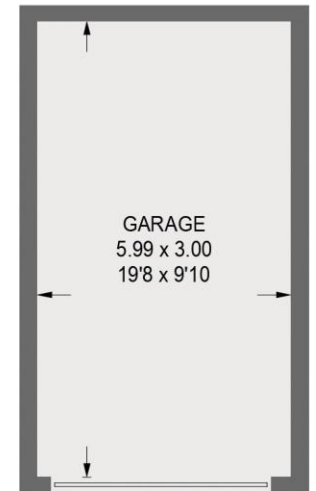
TOTAL = 157.5 SQ M / 1695 SQ FT



GROUND FLOOR = 72.7 SQ M / 782 SQ FT



FIRST FLOOR = 66.8 SQ M / 719 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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.



haus

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