







## 20 Spoonhill Road

Stannington • Sheffield • S6 5PA

Guide Price £365,000 - £385,000

An attractive, effectively extended 3 double bedrooms beautifully presented detached family home located in Stannington, within close proximity of Rivelin Valley and Peak District beyond. Offering spacious, flexible accommodation filled with natural light and opening out onto a pleasant, landscaped rear garden with woodland outlook. Benefits from off-street parking, garage, combination gas central heating, double glazing, security alarm and reputable schools within catchment. The property enters through a uPVC door the hallway leading through to the ground floor WC and integrated garage, which offers a utility space and houses the Worcester combination boiler. A box bay cosy lounge features a coal effect gas fire with wooden surround and French doors adjoining the dining area which overlooks the rear garden and provides direct access. The dining area is fitted with floor to ceiling shaker style units continuing on from the kitchen equipped with integrated warming drawer, double oven, gas hob, overhead extractor, Neff dishwasher and a fridge freezer. An open plan flexible living space complemented by Karndean flooring and pleasant garden views. A side porch from the kitchen offers access to both front and rear of the property through double doors. The first floor comprises of 3 double bedrooms, beautifully presented with pleasant views. A front facing double incorporating fully tiled shower room and integrated sliding door wardrobes, a rear facing bedroom overlooking the garden and a dual aspect spacious double bedroom offering access and storage within the eaves. The family bathroom is fully tiled, equipped with traditional 3-piece white suite and contrasting tiled floor. Externally a driveway offers off street parking for multiple vehicles and access to the garage. Accessed through the side porch is a fully enclosed raised rear garden with patio seating area complemented by mature planting. Spoonhill Road is ideally placed for access to a range of local amenities including shops, schools, pubs, Rivelin Valley Nature Trail, Bradfield, the Peak District and excellent transport links into Sheffield city centre.





- Extended Detached House In Stannington, S6
- 3 Double Bedrooms & 2 Bathrooms
- Open Plan Dining Kitchen Overlooking Garden
- Cosy Lounge with Feature Fireplace
- Reputable Schools Within Catchment
- Great Transport Links & Local Amenities
- Enclosed Garden & Summer House
- Driveway & Garage
- Freehold
- Council Tax Band D, EPC Rating TBC





# 20 SPOONHILL ROAD

APPROXIMATE GROSS INTERNAL AREA = 134.4 SQ M / 1446 SQ FT



**GROUND FLOOR**  
71.3 SQ M / 767 SQ FT

 = REDUCED HEADROOM BELOW 1.5M / 5'0



**FIRST FLOOR**  
63.1 SQ M / 679 SQ FT

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



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