





22 High Matlock Road

Stannington • Sheffield • S6 6AT

Guide Price £290,000 - £300,000

Immaculately presented 2 double bedroom detached bungalow located on a quiet tree lined road in the heart of Stannington. Spacious, light and airy accommodation which benefits from generous driveway and low maintenance enclosed rear garden. Features combination gas central heating and double glazing. Enters through a newly installed uPVC side door into the spacious dining kitchen filled with natural light courtesy of a roof lantern above the box bay window. Fitted with a range of shaker style units finished with granite worktops and integrated appliances to include oven, gas hob and overhead extractor. There is space and plumbing for further freestanding appliances. From the kitchen an inner hallway leads to all other rooms. A stunning shower room is equipped with modern tiling, rainfall shower cubicle, floating vanity hand wash basin and WC. There are two generously proportioned double bedrooms, both incorporating sliding door, contemporary fitted wardrobes. To the rear overlooking the garden is a lovely dual aspect lounge presented in modern tones and featuring French doors which create a direct link to the outdoor patio. Externally a hardstanding driveway provides off street parking for multiple vehicles. The rear garden is accessed through secure gates to a low maintenance garden, paved over 2 levels including out buildings creating useful storage. High Matlock Road is ideally placed for access to a range of local amenities within the village including shops, schools, pubs, Rivelin Valley Nature Trail, Bradfield, the Peak District and excellent transport links with a regular bus service into Sheffield city centre. Council Tax Band C, EPC Rating D Freehold



- Immaculately Presented Detached Bungalow
- Located In Stannington Village
- 2 Double Bedrooms
- Modern Shower Room
- Spacious Dining Kitchen
- Gas Central Heating & Double Glazing
- Low Maintenance Enclosed Rear Garden
- Generous Driveway
- Freehold
- Council Tax Band C, EPC Rating D

22 HIGH MATLOCK ROAD

APPROXIMATE GROSS INTERNAL AREA = 96.8 SQ M / 1042 SQ FT
(EXCLUDING OUTBUILDING)

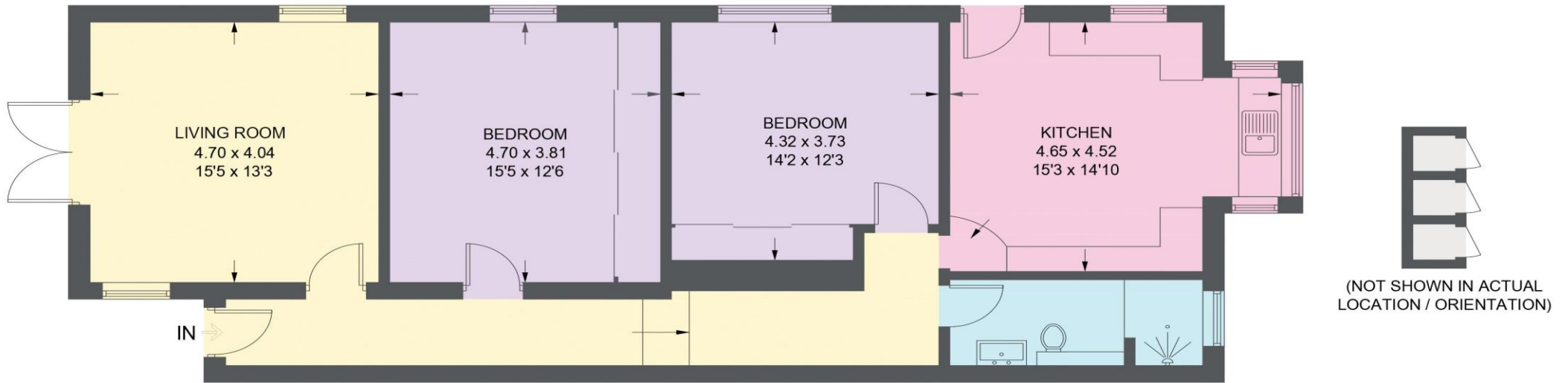


Illustration for identification purposes only, measurements are approximate, not to scale.

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.