



## 92 Samuel Fox Avenue

Deepcar, Sheffield, S36 2AG

**Guide price £390,000**



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GUIDE PRICE £390,000-£400,000

This stunning, modern four bedroom detached property is ideal for a growing family. Including, dining kitchen, utility room, WC, study, lounge, four bedrooms - one with en suite, family bathroom, garage, parking for two cars and rear garden.

Situated in Fox Valley, Deepcar it is within walking distance of the retail complex where you will find bars, restaurants, supermarkets and shops. Also offering access to open countryside and excellent commuter links with easy access to the M1 via the Stocksbridge by-pass.

FREEHOLD

### Entrance Hallway

External door into the hallway. Doors into the study, lounge and dining kitchen. Stairs to the first floor landing.

### Study

Front facing window. Potential to be a playroom or another reception room.

### Lounge

Rear facing bi fold doors leading to the garden.

### Dining Kitchen

The dining area has space for a table and chairs with front facing window. Open plan area leading to the kitchen which has wall and base units with integral fridge freezer, dishwasher, oven, hob with extractor fan and sink with drainer. Rear facing window. Breakfast bar with space for stools. Door into the utility.

### Utility Room

Wall and base units with space for a washing machine and sink with drainer. Rear external door leading to the garden. Door into the WC.

### WC

WC and sink. Space for storage.

### First Floor Landing

Doors into the bedrooms and bathroom. Built in storage cupboard.

### Bedroom One

Space for a super king bed and wardrobes. Front facing windows. Door into the ensuite.

### En Suite

Front facing window. Shower cubicle, vanity storage sink and WC.

### Bedroom Two

Front facing window. Space for a double bed and wardrobes.

### Bedroom Three

Rear facing window. Space for a double bed and wardrobes.

### Bedroom Four

Rear facing window. Space for a double bed and wardrobes.

### Family bathroom

WC, pedestal sink, shower cubicle and a bath with shower hose attachment.

### Exterior

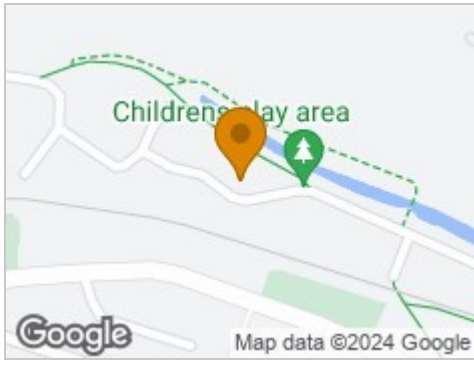
To the front of the property there is a path to the front door. Driveway for two cars leading to the garage. To the rear of the property there is two patio areas and a lawn along with space behind the garage for storage.

### Garage

Power and lighting. Electric door for access. Built in storage space in the roof of the garage.



## Road Map



## Hybrid Map



## Terrain Map



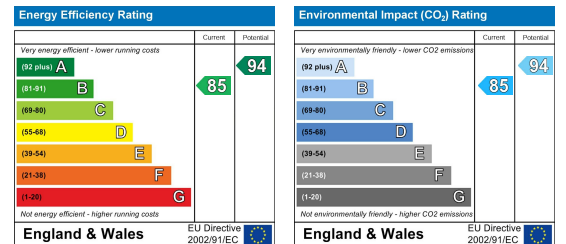
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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