



40 Samuel Fox Avenue

Deepcar, Sheffield, S36 2AF

Guide price £345,000



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GUIDE PRICE £345,000-£355,000

Welcome to this charming detached house located on Samuel Fox Avenue in the picturesque area of Deepcar, Sheffield. This property boasts 2 reception rooms, 4 bedrooms, and 3 bathrooms, providing ample space for comfortable living.

One of the standout features of this property is the parking space available for three cars, ensuring convenience for you and your guests. Additionally, the stunning garden is perfect for enjoying the outdoors and hosting gatherings with family and friends.

Imagine waking up to the serene view of woodlands as this property backs onto them, offering a peaceful and private setting. Whether you are looking for a tranquil retreat or a place to entertain, this house has it all.

Don't miss the opportunity to make this house your home and enjoy the best of both indoor and outdoor living in this beautiful setting. Contact us today to arrange a viewing and experience the charm of this delightful property on Samuel Fox Avenue.

COUNCIL TAX BAND D

Entrance Hallway

External door into the hallway. Doors into the WC, lounge and kitchen. Stairs to the first floor landing. Built in storage.

WC

WC and pedestal sink. Front facing window.

Lounge

Front facing bay window.

Kitchen Diner

Wall and base units with integral fridge freezer, dishwasher, oven, hob with extractor fan, sink with drainer. Space for a washing machine. Kitchen island with storage. Open plan living area with room for a dining table and chairs. Bi fold doors leading to the garden. Side external door. Rear facing window.

Bedroom One

Rear facing window. Space for a double bed and wardrobes. Door into the en suite.

Ensuite

WC, sink and shower cubicle.

Bedroom Two

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

Bedroom Three

Rear facing window. Space for a bed and wardrobe.

Bedroom Four

Front facing window. Space for a bed and wardrobe.

Bathroom

WC, pedestal sink and bath with shower over. Side facing window.

Garage

Power and lighting. Space for storage.

Exterior

To the front of the property there is a driveway for three cars leading to the garage. To the rear of the property there is a patio area with pergola and lawn with flower boarders. There is a decked area for more seating along with a barked area for a childs play frame.



Road Map



Hybrid Map



Terrain Map



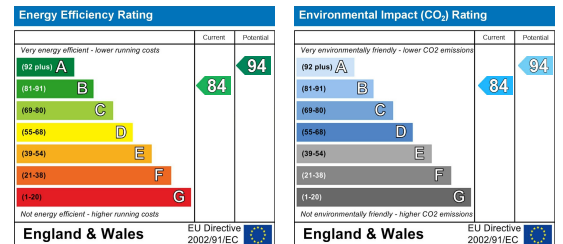
Floor Plan



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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