



7 Fox Hill Drive

Birley Carr, Sheffield, S6 1GD

Guide price £300,000



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Nestled in the charming area of Birley Carr, Sheffield, this delightful semi-detached house on Fox Hill Drive offers a perfect blend of modern living and classic comfort. Built in 1950, the property has been thoughtfully extended and recently renovated throughout, ensuring a fresh and inviting atmosphere for its new owners.

Upon entering, you will find two spacious reception rooms that provide ample space for both relaxation and entertaining. The heart of the home is complemented by a well-appointed kitchen, making it ideal for family gatherings and social occasions. The property boasts four generously sized bedrooms, including a master suite with an ensuite bathroom, providing a private sanctuary for rest and relaxation.

With two well-designed bathrooms, morning routines will be a breeze for the entire family. The outdoor space is equally impressive, featuring parking for two vehicles and outbuildings that present exciting potential for further rooms or creative projects.

This property is perfect for families seeking a comfortable and stylish home in a friendly neighbourhood. With its blend of space, modern amenities, and potential for further development, this semi-detached house on Fox Hill Drive is a wonderful opportunity not to be missed.

Entrance Hallway

External door into the hallway. Doors into the kitchen and stairs to the first floor landing.

Kitchen

Wall and base units, space for range style oven, hob with extractor fan, dishwasher, fridge freezer and sink with drainer. Rear facing window. Breakfast bar with space for stools. Built in pantry.

Dining Area

Space for a dining table and chairs. Patio doors leading to the decked area. Double pocket doors leading to the lounge creating an open plan living area. Built in storage cupboards.

Lounge

Front facing bay window. Built in media wall with storage. Space for an electric fire.

Utility Room

Rear external door and window. Wall and base units with space for washing machine and sink with drainer. Door into the WC and garage.

WC

WC and sink.

Bedroom One

Front facing window. Space for a double bed and fitted walk in wardrobes with motion lights. Door into the ensuite.

Ensuite

WC, shower cubicle and vanity storage sink. Rear facing window and motion lights.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Front facing window. Space for a bed and wardrobe.

Bathroom

Rear facing window. WC shower cubicle, bath and vanity storage sink.

Loft

Pull down ladder. Lighting and power. Space for storage or potential to be made into another living space with regulations.

Garage

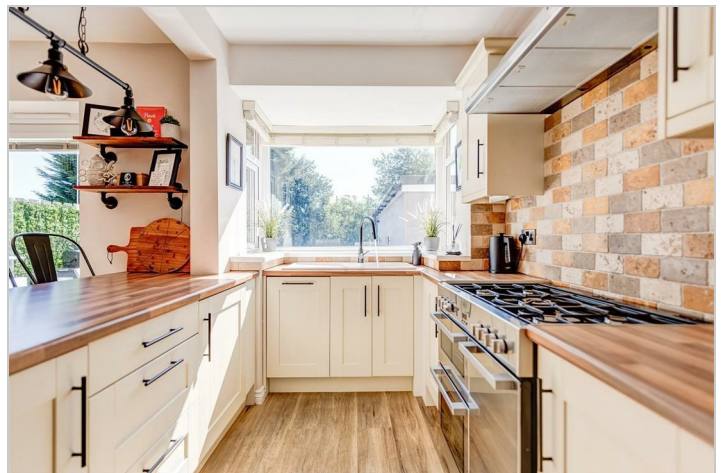
Roller front door. Space for storage. Power and motion lighting.

Out building

Double patio doors on either side of the building. Power and lighting. Currently plumbing for a bath. Potential to be another room.

Exterior

To the front of the property is a gated driveway. To the rear of the property there is a decked area with steps to an artificial lawn. There is a further decked area which leads to the outside bar with power and lighting.



Road Map



Hybrid Map



Terrain Map



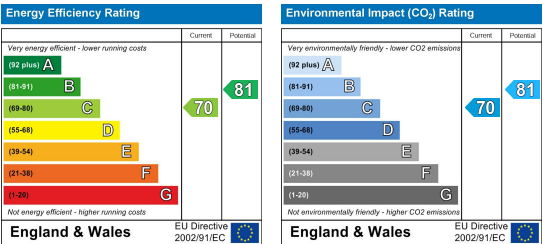
Floor Plan



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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