jpm Estate Agents

9 Samuel Fox Avenue,

Fox valley, Sheffield, S36 2AF

Guide price £235,000

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Nestled in the desirable area of Fox Valley, Sheffield, this modern semi-detached house at 9 Samuel Fox Avenue offers a perfect blend of comfort and convenience. Built in 2016, the property boasts a contemporary design that is both stylish and functional, making it an ideal choice for families or professionals alike.

Upon entering, you are welcomed into a spacious open-plan living area that seamlessly connects the reception room with the dining space and kitchen. This layout is perfect for entertaining guests or enjoying family time. The house features three well-proportioned bedrooms, providing ample space for relaxation and privacy.

The property is situated within walking distance to the vibrant Fox Valley Complex, where you will find a variety of shops and restaurants, catering to all your daily needs and leisure activities. For those who require easy access to the motorway, this location is ideal, offering quick links to surrounding areas.

Parking is also a significant advantage, with space available for two cars, making it convenient for families or those with multiple vehicles.

In summary, this modern semi-detached house is a fantastic opportunity for anyone looking to settle in a thriving community with excellent amenities and transport links. Don’t miss the chance to make this lovely property your new home.

Tel: 01226610606

Entrance Hall

The entrance hall welcomes you into a bright, neutral space with wood-effect flooring and access to a downstairs cloakroom. The cloakroom features a compact white suite and a small window, providing natural light. A door from the hall leads into the open-plan kitchen and dining area, with stairs rising to the first floor set to one side.

Kitchen Area

6'4" x 8'6" (1.94m x 2.60m)

The kitchen area is fitted with a modern mix of high-gloss white and wood-effect cabinetry, complemented by sleek countertops and integrated appliances including a gas hob, oven, and a washing machine. A window above the sink brings in daylight, and the space flows smoothly into the dining area, which comfortably seats four and benefits from recessed spotlights and laminate flooring that extends throughout this open-plan space.

Dining Area

9'3" x 12'2" (2.81m x 3.71m)

The dining area sits adjacent to the kitchen, forming part of an open-plan arrangement with the lounge. It offers ample space for a dining table and flows seamlessly into the lounge area, which is bright and inviting glazed bi fold doors that open out to the garden. The lounge is carpeted for comfort and decorated in soft, neutral tones, creating a relaxing family space with ample room for seating and entertainment.

Lounge Area

9'11" x 15'4" (3.02m x 4.68m)

This comfortable lounge has space for an L-shaped sofa positioned to take advantage of natural light from the rear patio doors. The room benefits from a cosy carpet underfoot and light walls adorned with subtle decorative wallpaper. The patio doors lead directly onto the rear garden, making this a bright and airy space for relaxing or entertaining.

Rear Garden

The rear garden is a neatly kept outdoor space enclosed by fencing. It features a paved patio area that leads onto a well-maintained artificial lawn, ideal for low-maintenance outdoor living. The garden is bordered by mature trees and shrubs, providing a pleasant backdrop and a sense of privacy, with ample room for play equipment or outdoor seating.

Landing

Upstairs, the landing provides access to all three bedrooms, the family bathroom, and a useful storage cupboard. The space is light and fresh with striped wallpaper and a window to the side allowing natural light to flow through.

Bedroom 1

11'10" x 8'10" (3.61m x 2.69m)

The master bedroom is a well-proportioned room featuring a window that fills the space with light. It easily accommodates a double bed and includes a built-in wardrobe. The room enjoys the convenience of a private en-suite shower room with a modern shower cubicle, basin, and toilet, all finished in neutral tones.

Bedroom 2

10'0" x 8'9" (3.06m x 2.67m)

Bedroom 2 is a good-sized double room that benefits from a window and neutral décor. It offers ample space for a bed and storage furniture, making it a comfortable space for family or guests.

Bedroom 3

6'9" x 6'5" (2.05m x 1.95m)

This smaller bedroom is ideal for a child's room, nursery, or home office. It has a window to the front and is decorated in soft, neutral shades with carpet flooring, providing a cosy and manageable space for various uses.

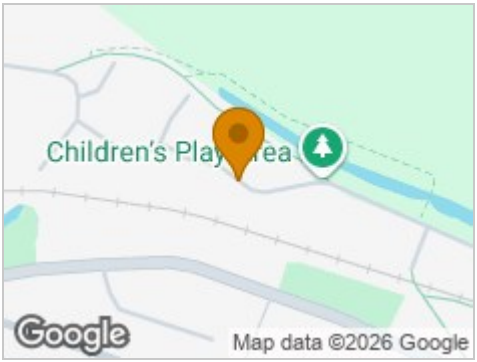
Bathroom

The family bathroom combines a white suite with a bath, toilet, and basin. It is fitted with modern fixtures and has a tiled splashback around the bath area. A window provides natural light and ventilation.

En-suite

The en-suite shower room adjoining the master bedroom features a tiled shower cubicle, a basin with vanity storage underneath, and a toilet. Finished in a modern style with clean lines, this space offers privacy and convenience.

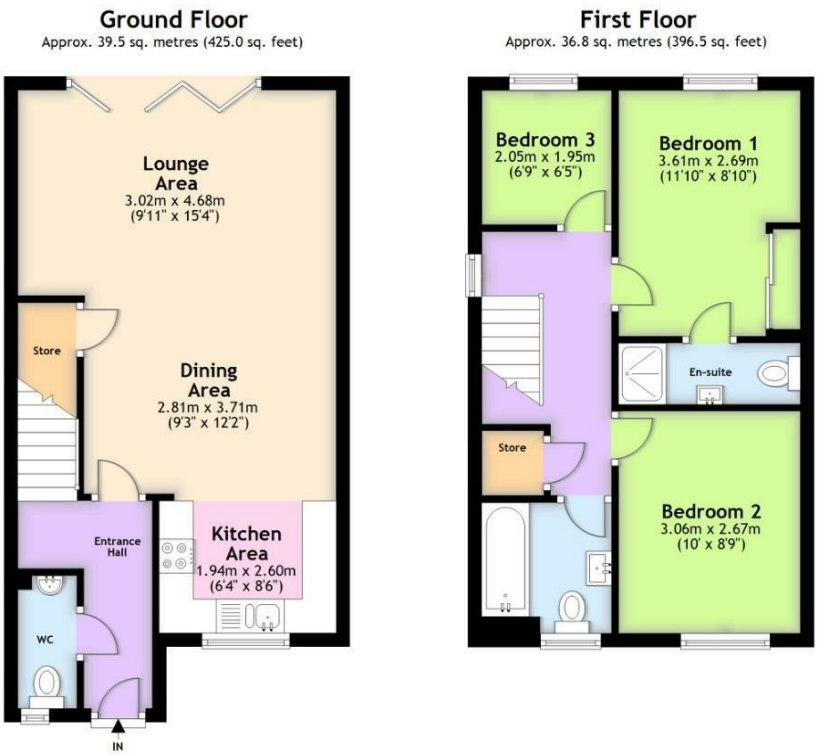
Road Map



Hybrid Map

Terrain Map

Floor Plan



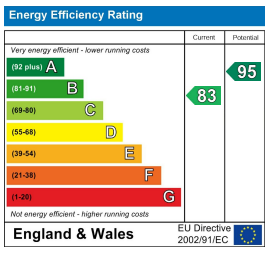
Total area: approx. 76.3 sq. metres (821.4 sq. feet)

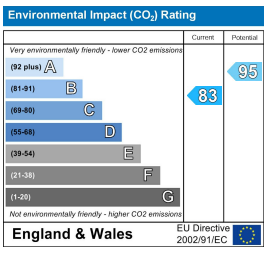
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Viewing

Please contact our JPM Estate Agents Ltd 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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