



10 Fenton Street, Eckington, Sheffield, S21 4BX

Saxton Mee

10 Fenton Street

Eckington

Price Guide

£350,000

Guide Price £350,000 - £365,000

Situated in a quiet area yet only a few minutes walk from local shops and schools is this outstanding three double bed roomed and two bathroomed detached house which is perfect for a family.

The property benefits from having spacious accommodation throughout with the ground floor having underfloor heating with there being CCTV to the property and gardens, detached garage and shed/studio. The immaculately presented accommodation briefly comprising: entrance hall with cloakroom/WC, generous lounge with oak and glass staircase leading to the first floor and oak bi-fold door leading into the impressive dining kitchen with central island and a range of integrated appliances including induction hob, double oven, fridge and freezer, wine cooler and dishwasher. uPVC sliding door leads into the sun room at the rear which in turn has double doors onto the rear garden. First floor landing, double bedroom one to the front with ornate ceiling design and built in wardrobes to one wall, double bedroom two to the rear with built in wardrobes having sliding mirrored doors, large excellent family bathroom with free standing slipper bath, double sink unit, WC and separate walk in shower. Door from the landing leads into the master suite landing area (ideal for anyone working from home as could easily be utilised as an office). Stairs lead up to the second floor large master bedroom with superb en-suite bathroom again with slipper bath and separate shower.

Outside: gated off road block paved parking to the front, driveway to the side of the property to the detached garage with attached utility/shed. Patio entertaining area and lawns.



- Spacious accommodation over three floors
- Considerably extended and improved
- Three double bedrooms and two bathrooms
- Impressive dining kitchen with integrated appliances including wine cooler
- Underfloor heating to the ground floor
- CCTV and intruder alarm for additional security
- Quiet location with schools and shops a short walk away
- Easy access to Dronfield, Chesterfield and Sheffield
- EPC: C
- Council Tax Band: C Tenure: Freehold







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1642 ft²

Reduced headroom

34 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

