



Low Road, Stannington, Sheffield, S6 5FZ

Offers Over £395,000

3 1 2



## Why You'll Love It

This is a home that immediately feels special. Tucked away in the ever-popular Stannington area, this detached cottage offers a unique layout across three levels, creating a sense of space, flexibility, and charm that's hard to find.

Approached via steps leading down to the entrance, the property opens into a welcoming ground floor that has been designed with modern living in mind. To the right, the open plan kitchen and dining space is both practical and stylish. Granite worktops provide a sleek finish, complemented by a selection of integrated appliances, making it a space equally suited to everyday family life or entertaining guests. There's a natural flow here, with plenty of room for a dining table where friends and family can gather.

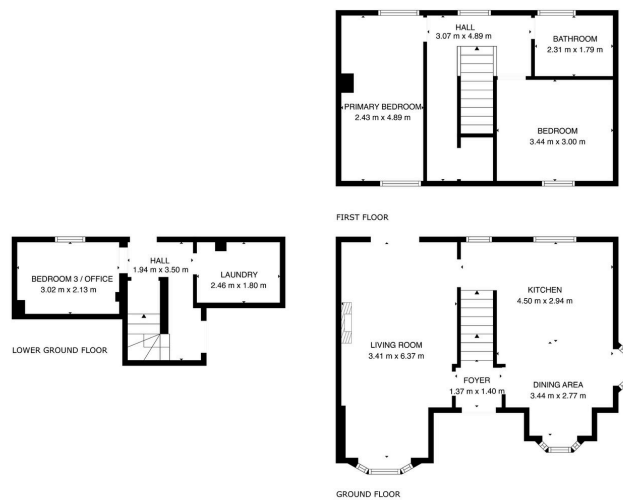
To the left of the entrance sits the living room, a cosy yet refined space featuring log burner, balcony overlooking Rivelin Valley to enjoy your morning coffee and solid oak flooring that runs throughout this level. It's the perfect spot to relax in the evenings, with a warm and inviting atmosphere that reflects the cottage's character.

The first floor has been thoughtfully reconfigured by the current owners to maximise space and usability. Here, you'll find two well-proportioned double bedrooms. One benefits from dual aspect windows, allowing natural light to pour in and creating a bright, airy feel while offering a green outlook. The family bathroom is finished to a beautiful standard, providing a clean and modern space to unwind.

The loft space also offers excellent potential (*subject to the necessary planning permissions*) to be converted into an impressive master suite, creating a generous bedroom with en-suite facilities and a peaceful, private retreat.

The basement level adds another dimension to the property. This floor provides ample storage and utility space, ensuring practicality doesn't come at the expense of style. There's also a third bedroom, currently used as a small double. This versatile room would work beautifully as a home office, guest room, or teenager's bedroom.





**TOTAL: 96 m<sup>2</sup>**  
 LOWER GROUND FLOOR: 7 m<sup>2</sup>, GROUND FLOOR: 45 m<sup>2</sup>, FIRST FLOOR: 39 m<sup>2</sup>  
 EXCLUDED AREAS: HALL: 7 m<sup>2</sup>, BAY WINDOW: 1 m<sup>2</sup>,  
 WALLS: 12 m<sup>2</sup>

FLOOR PLAN CREATED BY MORFITT SMITH. MEASUREMENTS GIVEN NEARLY RELIABLE BUT NOT GUARANTEED.

- Undisturbed Views Over Rivelin Valley
- Set Over Three Levels
- Popular Stannington Location
- Great For First Time Buyers and Downsizees
- Local Shops, Cafe's and Pubs
- Detached Cottage
- Three Good Sized Bedrooms
- Great Amount Of Storage and Utility Space
- Open Plan Kitchen/Diner With Solid Oak Flooring and Granite Worktops
- Green Space On Your Doorstep



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