



Cherry Bank Road, Sheffield S8 8RB

Offers Over £375,000

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale with NO ONWARD CHAIN this charming, 4 bedroom detached period property situated on a quiet cul-de-sac in the heart of Norton Lees/Woodseats and close to woodlands and Graves Park. Enjoying an elevated position giving amazing panoramic views towards the Peak District and located in close proximity to a host of local amenities and Mundella School, this property would suit families or professionals alike.

Effectively extended the property briefly comprises; entrance, lounge, kitchen, dining room, four bedrooms, a family bathroom and separate shower room. There is a pleasant garden to the front and a mature secluded tiered garden to the rear with the added addition of a summer house. A viewing is highly advised to appreciate the size and standard of accommodation on offer.

Tenure: Freehold



Entrance

Entry via front facing UPVC double glazed door into hallway having newly laid carpeted flooring and stairs rising to ground floor. Access to bedroom three and shower room.

Bedroom Three

10'9" x 11'6" (3.30m x 3.52m)

A good sized double bedroom that could also be used as a home office. Having newly laid carpeted flooring, spot lighting, front facing UPVC double glazed window and underfloor heating. Store cupboard housing the utility meters and fuse board.

Shower Room

Useful shower room having quadrant cubicle with thermostatic shower, low flush WC and pedestal wash hand basin. Also having chrome heated towel rail and cushioned flooring.

Dining Room

12'0" x 11'9" (3.68m x 3.59m)

A beautiful light and airy dining space boasting wooden floor with under floor heating, exposed stone walls aside the feature fireplace and a large front facing UPVC double glazed window providing stunning views.

Kitchen

14'4" x 11'11" (4.38m x 3.65m)

A good sized kitchen fitted with a range of wall and base units with laminate work surfaces incorporating stainless steel sink with mixer tap and drainer, and 4 ring electric hob with extractor above. Having a built in mid-height double oven and space and plumbing for washing machine and fridge/freezer. Also benefitting from newly laid vinyl flooring and side facing UPVC double glazed window and door to rear garden.

Lounge

11'6" x 11'9" (3.52m x 3.60m)

Well presented lounge with working fireplace and multi-wood stove. The front facing UPVC double glazed window provides stunning views across to the Peak District and has newly laid carpeted flooring and two gas central heating radiators.

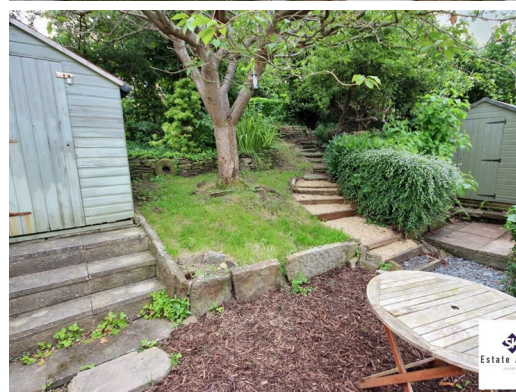
First Floor Landing

First floor landing with carpeted flooring and rear and side facing UPVC double glazed windows. Steps down to bathroom and bedroom four. Also benefitting from deep storage cupboard with shelving and housing the combination boiler.

Bedroom One

11'9" 12'0" (3.60m 3.67m)

Large front facing principal bedroom with dual aspect front and side facing UPVC double glazed windows providing ample natural light. Having newly laid carpeted flooring, gas central heating radiator and useful fitted storage cupboard.



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Company No: 08028567

Bedroom Two

11'3" x 8'11" (3.43m x 2.74m)

A further double bedroom with newly laid carpeted flooring, gas central heating radiator, front facing UPVC double glazed window providing views across to Derbyshire. Loft hatch access to part-boarded loft space.

Bedroom Four

5'4" x 12'1" (1.63m x 3.70m)

With newly laid carpeted flooring, two side facing UPVC double glazed windows with views over the garden and gas central heating radiator.

Bathroom

7'6" x 5'7" (2.31m x 1.72m)

Fitted with white suite comprising p-shaped bath with thermostatic shower, low flush WC and vanity sink unit with storage cupboards. Having UPVC double glazed obscured glass window, chrome heated towel rail, gas central heating radiator and vinyl flooring.

Outside

To the front of the property lies steps leading to a pleasant garden with beautiful planting and an area laid to lawn. A path leads to the front entrance door and also round the side of the property to the rear.

To the rear of the property is a mature tiered garden with areas for outdoor seating, two storage sheds, areas laid to lawn and boasting a summer house which has the benefit of electric and phone line and can be used as a home office.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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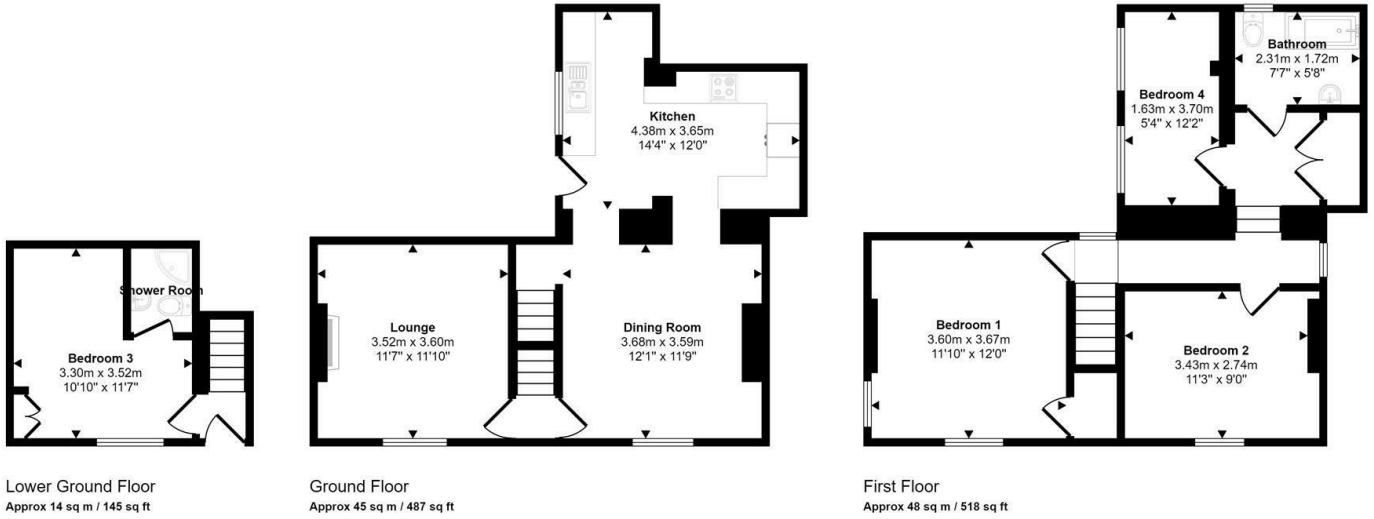
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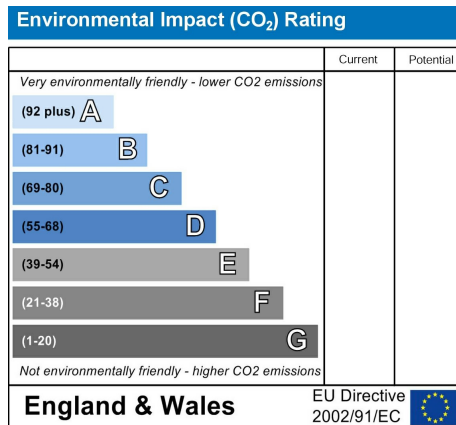
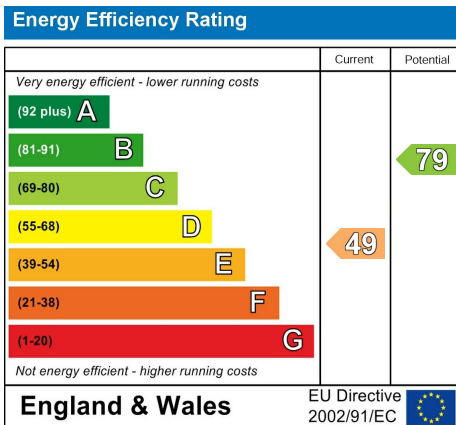
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Approx Gross Internal Area
107 sq m / 1150 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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