







36 Ironstone Drive

Chapelton • Sheffield • S35 3XZ

Guide Price £400,000 - £425,000

A modern, detached family home with stylish interior, commanding an enviable position on a popular cul-de-sac, complemented by generous landscaped rear garden. Finished to a high standard, offering accommodation on two floors comprising of 4 bedrooms, 2 bathrooms, a beautiful open plan kitchen with access to the garden, a driveway for multiple cars, and garage. Benefits from gas central heating, double-glazing, and a security alarm. Carpets and fitted blinds included. Freehold. The ground floor features 2 front facing reception rooms, a study and bay fronted lounge, presented in stylish modern décor and feature fireplace. Overlooking the rear garden providing direct access is light and airy contemporary kitchen fitted with sleek matching units, contrasting worktops and integrated appliances including oven, gas hob, extractor, fridge freezer and dishwasher. Adjoining is a separate utility room creating further storage. A further dining area offering a pleasant garden outlook featuring made to measure wooden shutters. The first floor comprises 2 rear facing single bedrooms and 2 generously proportioned double bedrooms, the, master complemented by built in wardrobes and modern ensuite shower room. The family bathroom is equipped with 3-piece white suite, partially tiled, providing overhead rainfall shower and vanity storage. Externally a driveway provides off street parking for 2 vehicles leading to a double garage. At the rear is a larger sized, landscaped garden designed with decked patio, partial lawn and sloping rockery all complemented by decorative stone and attractive planting. Ironstone Drive is an extremely popular development, well-served by local shops and amenities in Chapelton and High Green, local schools, recreational facilities, and public transport, with links to the city centre, M1 motorway, Meadowhall, and hospitals.





- Modern Detached Family Home
- Popular Development in Chapeltown, S35
- 4 Bedrooms & 2 Bathrooms
- Stylishly Presented Throughout
- Modern Kitchen & Bathrooms
- GCH, Double-Glazing & Alarm
- Generous Landscaped Rear Garden
- Driveway & Double Garage
- Freehold
- Council Tax Band E



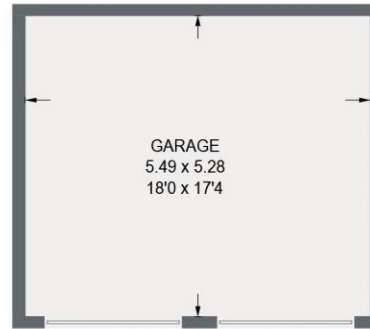


36 IRONSTONE DRIVE

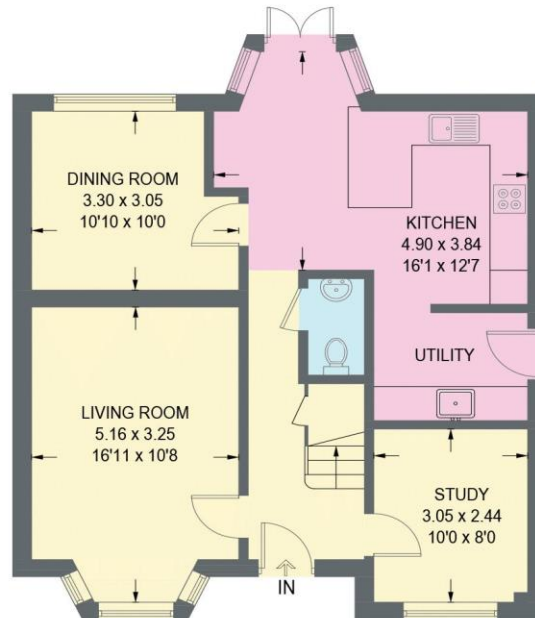
APPROXIMATE GROSS INTERNAL AREA = 133.4 SQ M / 1436 SQ FT

GARAGE = 29.1 SQ M / 313 SQ FT

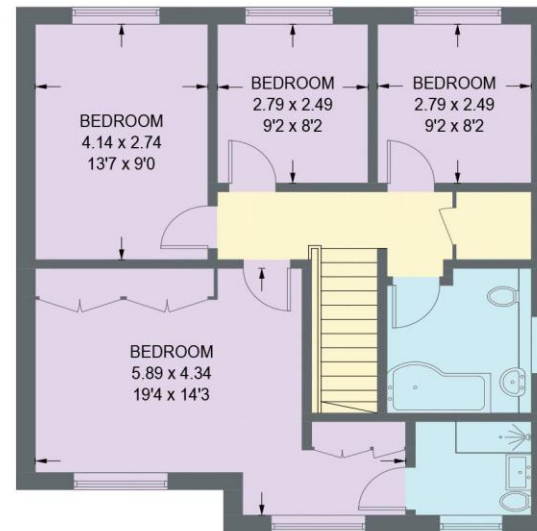
TOTAL = 162.5 SQ M / 1749 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR
67.6 SQ M / 728 SQ FT



FIRST FLOOR
65.8 SQ M / 708 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868