







26 Chancet Wood Drive

Chancet Wood • Sheffield • S8 7TR

Asking Price £300,000

A light and airy 3-bedroom, detached family home within walking distance of Chancet Woods and Graves Park with an open plan, flexible living room, dining kitchen, modern bathroom, driveway providing off road parking, garage and south facing wraparound garden. The property enters into a spacious entrance hallway with under stairs storage cupboard and further built in cloakroom space. Generously proportioned dual aspect flexible open plan living area features a front facing window and patio doors to the rear providing direct access to the garden. The dining kitchen has a range of modern gloss wall and base units topped with wood effect worktops and tiled splashbacks. Integrated appliances include electric oven and hob with space and plumbing for further freestanding appliances. From the entrance hallway, stairs rise to the generous first floor landing with side facing window and loft access to the partially boarded loft space. A front facing double bedroom has a lovely view over Chancet Wood, along with 2 further good-sized bedrooms overlooking the rear garden. The family bathroom is equipped with modern white suite, rainfall shower, floating handwash basin and stylishly tiled. Outside, courtesy of a corner location, is a southerly facing wraparound garden designed with artificial lawn and hardstanding patio, providing a private, enclosed outdoor space with side gate and established trees. Chancet Wood Drive is well-placed for local shops and amenities, reputable schools, Chancet Wood and Graves Park, recreational facilities including Beauchief Golf Club, and access the M1 motorway, the city centre, hospitals, universities and the Peak District.



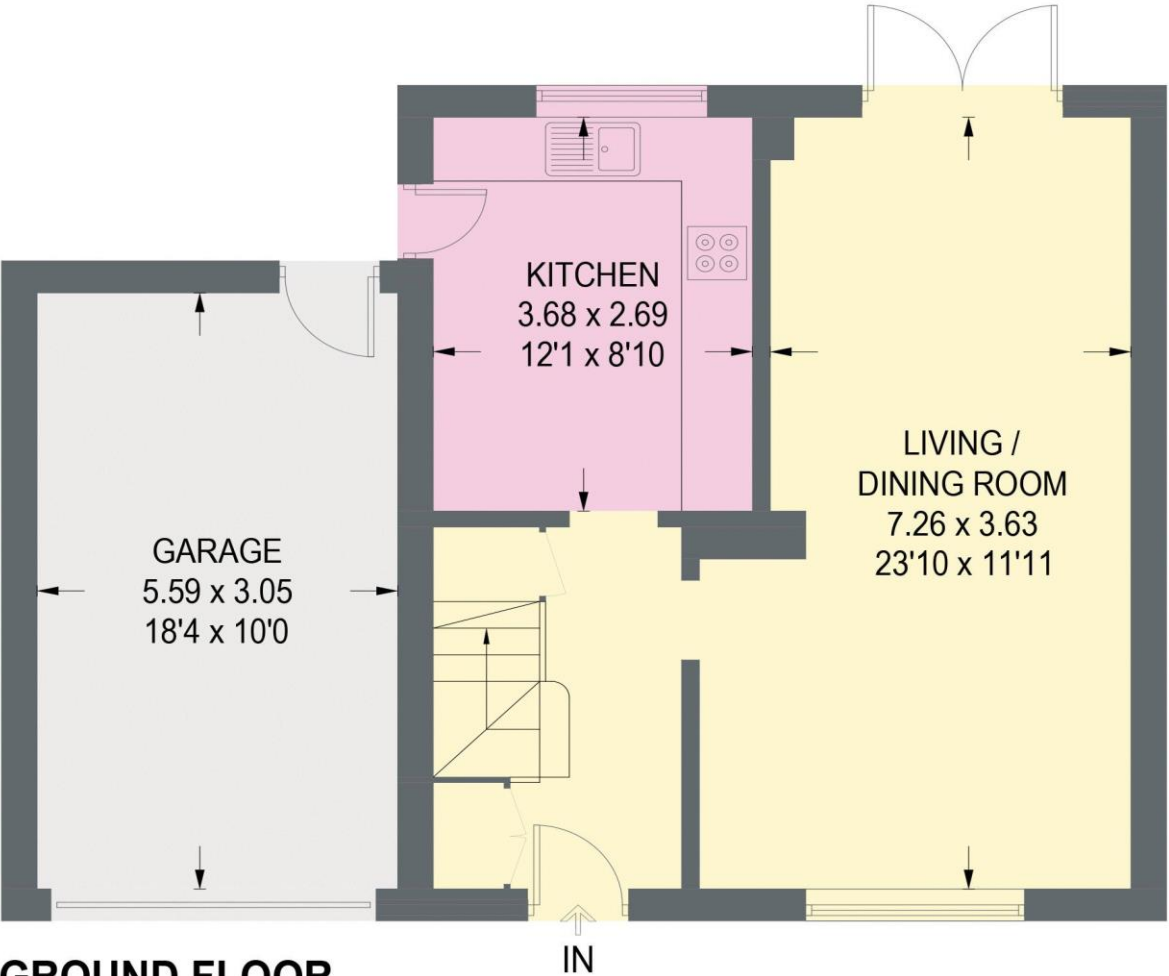


- Detached Family Home
- 3 Good Sized Bedrooms
- Occupying Corner Location
- Light & Airy Accommodation
- Dual Aspect Open Plan Living Space
- Excellent Transport Links & Local Amenities
- Low Maintenance Wraparound Garden
- Enclosed South Facing Garden
- Freehold
- Council Tax Band D, EPC Rating C

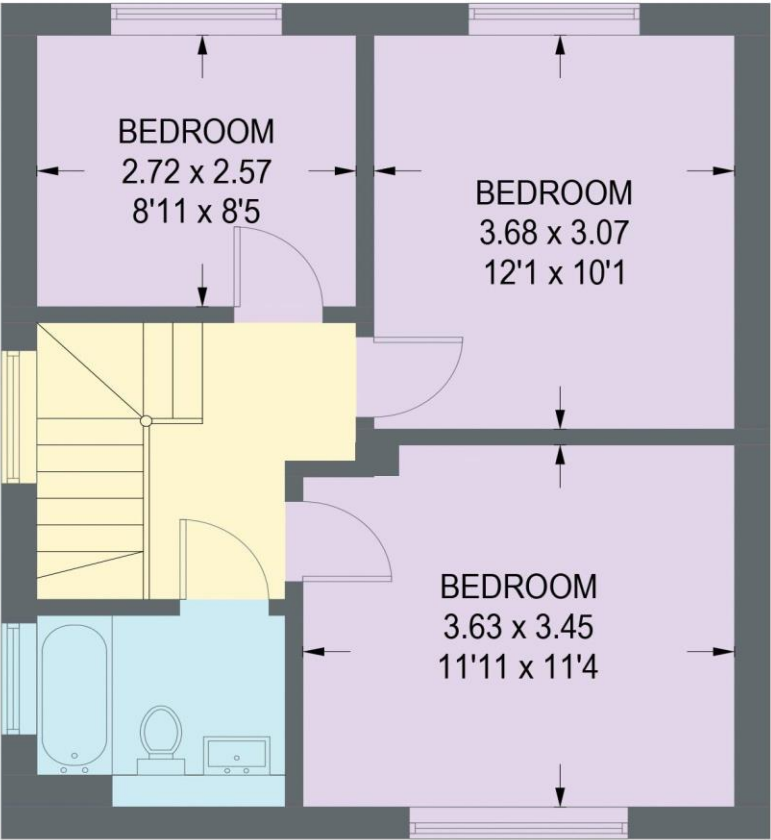


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APPROXIMATE GROSS INTERNAL AREA = 86.1 SQ M / 927 SQ FT
GARAGE = 17.2 SQ M / 185 SQ FT
TOTAL = 103.3 SQ M / 1112 SQ FT



GROUND FLOOR
43.3 SQ M / 466 SQ FT



GROUND FLOOR
42.8 SQ M / 461 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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