











## 14 Bowman Close

Charnock • Sheffield • S12 3LR

Guide Price £220,000 - £220,000

A deceptively spacious 3-bedroom semi-detached property in Charnock offering fabulous potential to develop or extend subject to necessary consents. Light and airy accommodation complemented by a generous driveway and garden, over 30ft garage, separate workshop and fabulous woodland backdrop. Available with no onward chain. The open plan living space is dual aspect and generously proportioned filled with natural light and offering a pleasant garden aspect. A flexible space complemented by neutral walls and Karndean flooring. The kitchen is fitted with range of shaker style units, wood effect worktops, incorporating integrated oven, electric hob and dishwasher. Provides direct access to adjoining garage, creating fabulous potential to develop subject to any necessary consents. The first floor comprises 3 bedrooms, all bright and airy with a superb woodland back door to the rear. The main bedroom is fitted with a extensive range of made to measure storage. A recently installed shower room is equipped with underfloor heating and motion sensor flush system. Externally a block paved driveway provides off street parking for multiple vehicles leading to an adjoining garage, over 30ft long with separate workshop to the far end. The garden has been designed to offer a paved patio, landscaped lawn and decked, covered pergola beside a garden shed. Bowman Close is ideally located in Charnock which is a popular residential area, known for its excellent amenities, links to Sheffield city centre and the M1 Motorway, Sheffield Super Tram networks and good local Schools.









- 3 Bedroom Semi Detached Property
- Deceptively Spacious
- Light & Airy Accommodation
- Pleasant Woodland Backdrop
- Modern Kitchen & Shower Room

- Offering Fabulous Potential to Develop
- Rear Garden & Patio
- Impressive Garage, Workshop & Driveway
- Leasehold 800 years 01/05/1967 £25/6 months
- Council Tax Band C, EPC Rating D









# 14 BOWMAN CLOSE

APPROXIMATE GROSS INTERNAL AREA = 133.6 SQ M / 1438 SQ FT  
(INCLUDING GARAGE)



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





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