



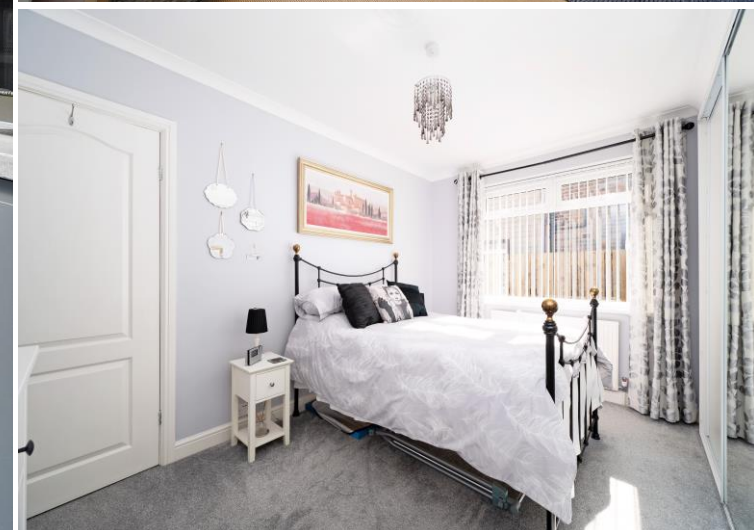


84 Warren Lane

Chapelton • Sheffield • S35 2YA

Asking Price £425,000

Offering stunning open field views from the rear aspect is this beautifully presented 4 bedroom detached bungalow in Chapelton. This outstanding property boasts combination gas central heating, uPVC double glazing, en-suite to the 'Master' bedroom, generous conservatory with views, double garage and a large driveway and frontage for parking. Freehold. Composite front door opens to the generous inner hall with laminate flooring. Lounge with feature adam style pillared surround with granite inset and heart and electric fire. Dining/ Kitchen fitted with a stylish range of wall and base units with a high gloss grey frontage, granite effect worktops, integrated dishwasher, 4 ring induction electric hob and double oven, combination boiler wall mounted within the units, Velux window. Utility room with space for washing machine, tumble dryer and 'American' style fridge/freezer (included). Conservatory with outstanding aspect and a door leading to the garden ideal for entertaining. Master bedroom with fitted wardrobes and en-suite shower room, fully tiled and chrome heated ladder style radiator. 2 further double bedrooms both with a range of fitted wardrobes. Bedroom 4/ Study. Bathroom with a modern white suite with full tiling and downlighters. Outside to the front is a large blocked paved driveway for multiple vehicles and a gravelled feature flower bed, side access to the rear, double garage with electric up and over door and 2 uPVC access doors to the side and rear of the garage for access, to the rear of the garage is a side blocked paved area leading to the rear where there is a low maintenance garden with a generous decked patio, timber shed, Astro turf and fantastic views over fields, all fully enclosed by rustic fencing. Warren Lane 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.



- Generous Detached Bungalow
- 4 Bedrooms
- Master Bedroom & En Suite
- Views From Rear Aspect
- Stylish Dining Kitchen

- Conservatory
- Double Garage & Generous Driveway
- Beautifully Presented Throughout
- Sought After Location
- Council Tax Band E , EPC D, Freehold



84 WARREN LANE

APPROXIMATE GROSS INTERNAL AREA = 132 SQ M / 1421 SQ FT

GARAGE = 25.4 SQ M / 273 SQ FT

TOTAL = 157.4 SQ M / 1694 SQ FT

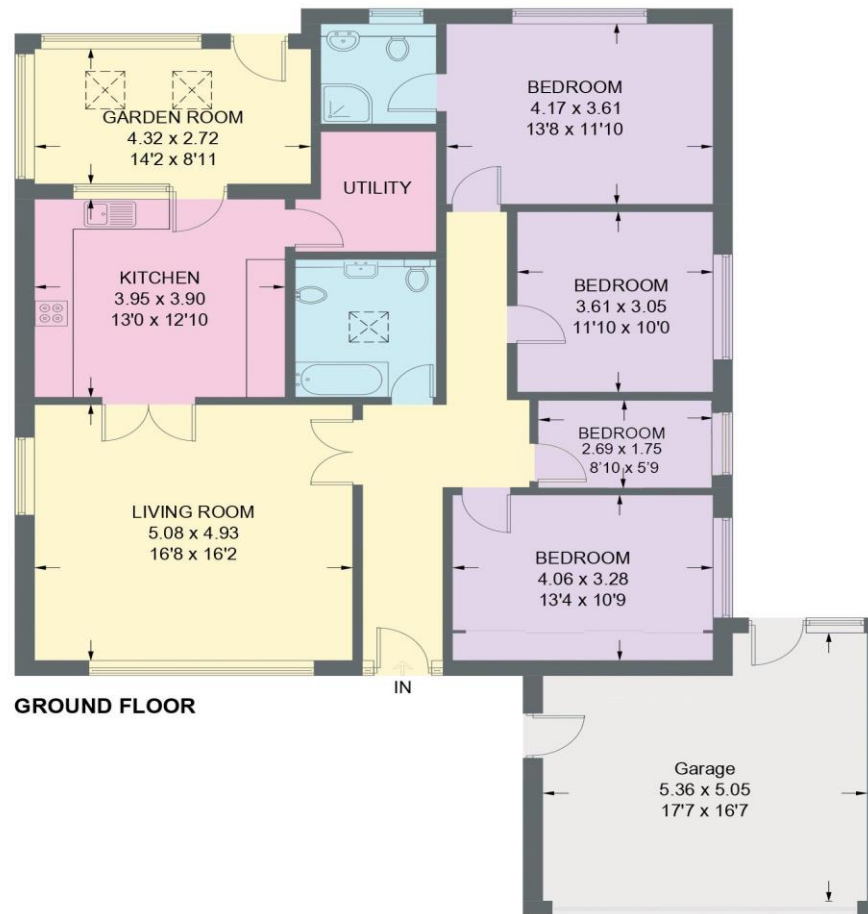


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.