







## 12 Hollow Gate

Chapelton • Sheffield • S35 1TZ

£350,000

A superb, spacious 4 bedroom, 3 bathroom semi detached property, extended and fully refurbished by the current owner in a modern and contemporary style, with a range of high quality fixtures and fittings. Benefitting from a versatile bespoke garden room, currently used as a home gym/PT area and would suit a variety of uses such as home cinema/bar, or an ideal work from home space. Benefitting from modern gas central heating, full double glazing and a fully enclosed family garden and directly adjoining a local park at the rear. On the ground floor an external door opens into the reception hallway with useful understairs storage. The heart of the home is the spacious family dining kitchen located at the rear and providing a real wow factor, the kitchen is fitted with a range of matching wall and base units complemented by a granite work surface and a range of integrated appliances together with space for an American style fridge freezer. Ample space for a family dining table and large living area with bi fold doors opening onto the decking and garden. Downstairs w.c and access into the garage. The living room has a lovely cosy feel and has a wood burning stove set to a matching hearth and back. On the 1st floor the principal bedroom has a lovely view to the rear, fitted wardrobes and an en-suite shower room, the second bedroom also has an en-suite shower, there is a third double bedroom a single bedroom and a modern family bathroom. Outside to the front is a driveway providing off road parking for 3/4 vehicles and to the rear is a lovely family garden with a particularly private backdrop. A large decked area provides excellent outside entertaining space with access to a useful w.c. Steps from the decking lead down to a level low maintenance artificial lawn area. At the bottom of the garden is the large home gym, with cushioned floor, lighting, power, water supply and a door opening directly onto the park.





- 4 Bedroom Semi Detached Family House

- 3 Bathrooms

- Superbly Presented

- Enclosed Private Garden

- Large Versatile Garden Room

- Backing Onto The Park

- UPVC Double Glazing

- Modern Gas Central Heating

- Freehold

- EPC - tbc



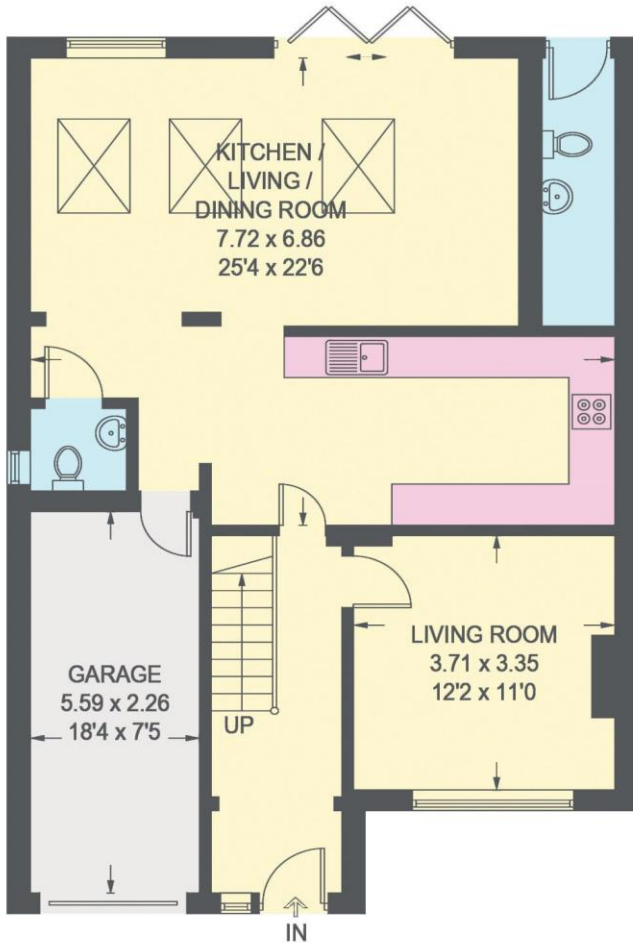


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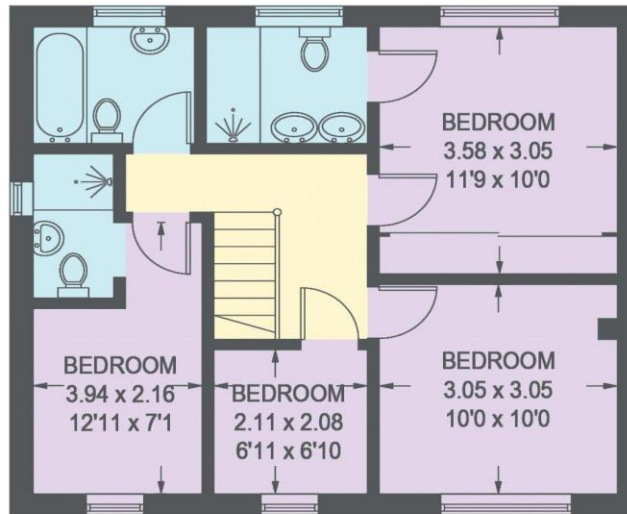
APPROXIMATE GROSS INTERNAL AREA = 134.1 SQ M / 1443 SQ FT

GYM / WC = 48.9 SQ M / 526 SQ FT

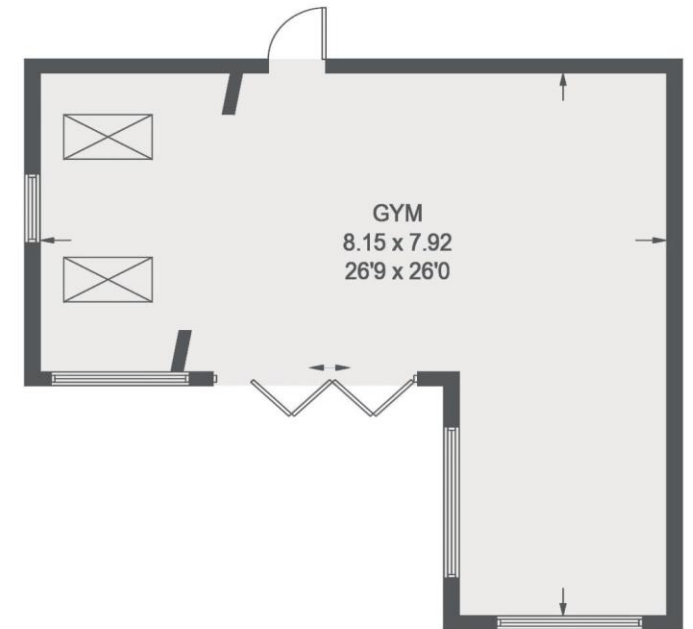
TOTAL = 183.0 SQ M / 1969 SQ FT



**GROUND FLOOR (INCLUDING GARAGE)**  
82.4 SQ M / 887 SQ FT



**FIRST FLOOR**  
51.7 SQ M / 556 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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