



54 Charlton Drive,
High Green, Sheffield, S35 3PE

Guide price £270,000



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Nestled in the desirable area of Charlton Drive, Sheffield, this charming semi-detached house offers a perfect blend of modern living and comfort. Built in 1970, the property has been thoughtfully extended to provide ample space for families or those seeking a little extra room.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The snug, which overlooks the beautifully landscaped garden, creates a warm and welcoming atmosphere, perfect for cosy evenings at home. The property boasts three well-proportioned bedrooms, ensuring plenty of space for family or guests.

Convenience is key, with two bathrooms, including a downstairs WC and shower room, making daily routines effortless. The modern finishes throughout the home enhance its appeal, providing a stylish and contemporary living environment.

The recently landscaped garden is a true highlight, offering a serene outdoor space to unwind or entertain. The newly laid driveway adds to the practicality of the property, providing off-street parking for your convenience.

Situated close to local amenities and a train station, this home is ideally located for those who value accessibility and community. Whether you are a first-time buyer or looking to settle into a family home, this property on Charlton Drive is a wonderful opportunity not to be missed.

Living Room

15'11" x 14'7" (4.85m x 4.44m)

This ground floor living room is a welcoming space, featuring a traditional fireplace framed by wooden detailing and a striking floral wallpaper accent wall. There is ample room for seating, including a sofa and armchairs, with natural light flowing in through a set of doors leading to the garden extension. Under the staircase, there is additional storage cleverly hidden behind doors, maximising the use of space.

Kitchen Area

8'1" x 14'7" (2.47m x 4.44m)

The kitchen area is modern and bright, with glossy white cabinets paired with natural wood countertops. Black tiled splashbacks add contrast and a contemporary feel. The layout is practical, offering integrated appliances and space for a freestanding cooker. Flooring is a light wood effect, running through to the adjoining dining area, which provides a cosy spot for meals. Skylights and windows bring in plenty of natural light, while a door leads outside, enhancing the connection to the garden.

Dining Area

20'3" max x 5'5" (6.16m max x 1.66m)

The dining area is positioned just off the kitchen within the open-plan extension, bathed in natural light from skylights and a wide set of French doors that open out onto the rear garden. The space comfortably fits a dining table with chairs and offers a tranquil view over the garden. The soft colour palette, with pastel walls and natural light, creates an inviting atmosphere for meals and gatherings. Also extra wall and base units for more storage and worktop space.

Bathroom

This bathroom is fitted with a modern white suite including a bath with a shower over and a glass screen. The walls are clad in elegant white marble-effect tiles, creating a bright and fresh ambience. The flooring has a warm wood effect, which adds a touch of natural charm. A skylight window above the bath lets in daylight, and there is a heated towel rail for added convenience and comfort.

Bedroom 3

9'7" max x 6'0" (2.91m max x 1.84m)

This compact bedroom is furnished with natural wood wardrobes and chest of drawers, optimising storage space. The room has a single bed dressed in blue and white bedding, and a window with blue curtains provides natural light and views outside. The neutral walls and carpeted floor make it a cosy and practical space, perfect for a child or as a guest room.

Bedroom 2

This bedroom features a cabin bed maximising floor space underneath for storage or a workspace. The room is painted white and carpeted, with a window providing natural light. Its compact size makes it ideal as a child's bedroom or study.

Bedroom 1

14'1" x 8'2" (4.30m x 2.50m)

The main bedroom is a comfortable double room with a window, allowing plenty of daylight to brighten

the space. It is carpeted and features a striking built-in wardrobe with dark blue cabinetry and mirrored panels, offering generous storage. The white walls and ceiling detail add a touch of elegance and freshness to the room.

Landing

The landing area on the first floor is carpeted and bright, with a window bringing in natural light. There is a storage cupboard on the landing, and a view through to the bathroom at the end of the corridor.

Hallway

The hallway is carpeted and flows into the living room. The staircase runs up to the first floor, and the overall impression is one of a welcoming and well-maintained home.

Cloakroom

This practical cloakroom is located adjacent to the dining area and fitted with a modern white WC. The walls feature a navy and white speckled pattern, providing a fresh and contemporary feel to the space. Also a shower cubicle and sink.

Store

This useful storage cupboard is fitted with shelving and is accessed from the hallway, tucked neatly under the stairs. It offers excellent space for household items and keeps the rooms clutter-free.

Rear Garden

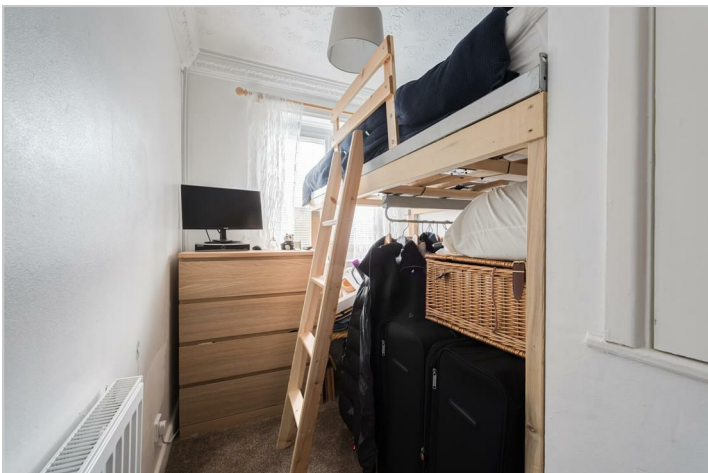
The garden at the rear is beautifully arranged with decking that provides plenty of space for outdoor dining and relaxing. A wooden pergola adds a charming focal point, while mature plants and shrubs soften the boundaries. A shed stands at the back for additional storage, and there is a pathway leading through the garden, making it an inviting and private outdoor space.

Porch

The porch is a small, light-filled entrance space with windows on three sides. It features a patterned tiled floor and provides a sheltered area before entering the main hallway of the house.

Snug

Another reception area perfect for sitting and enjoying the garden with its double doors leading onto the decked area.



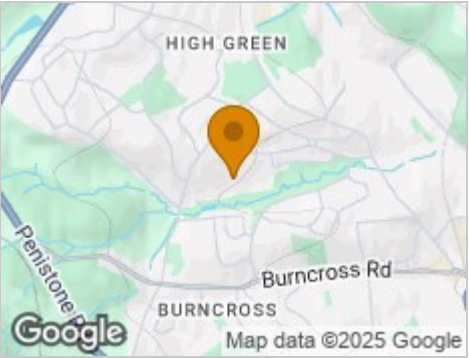
Road Map



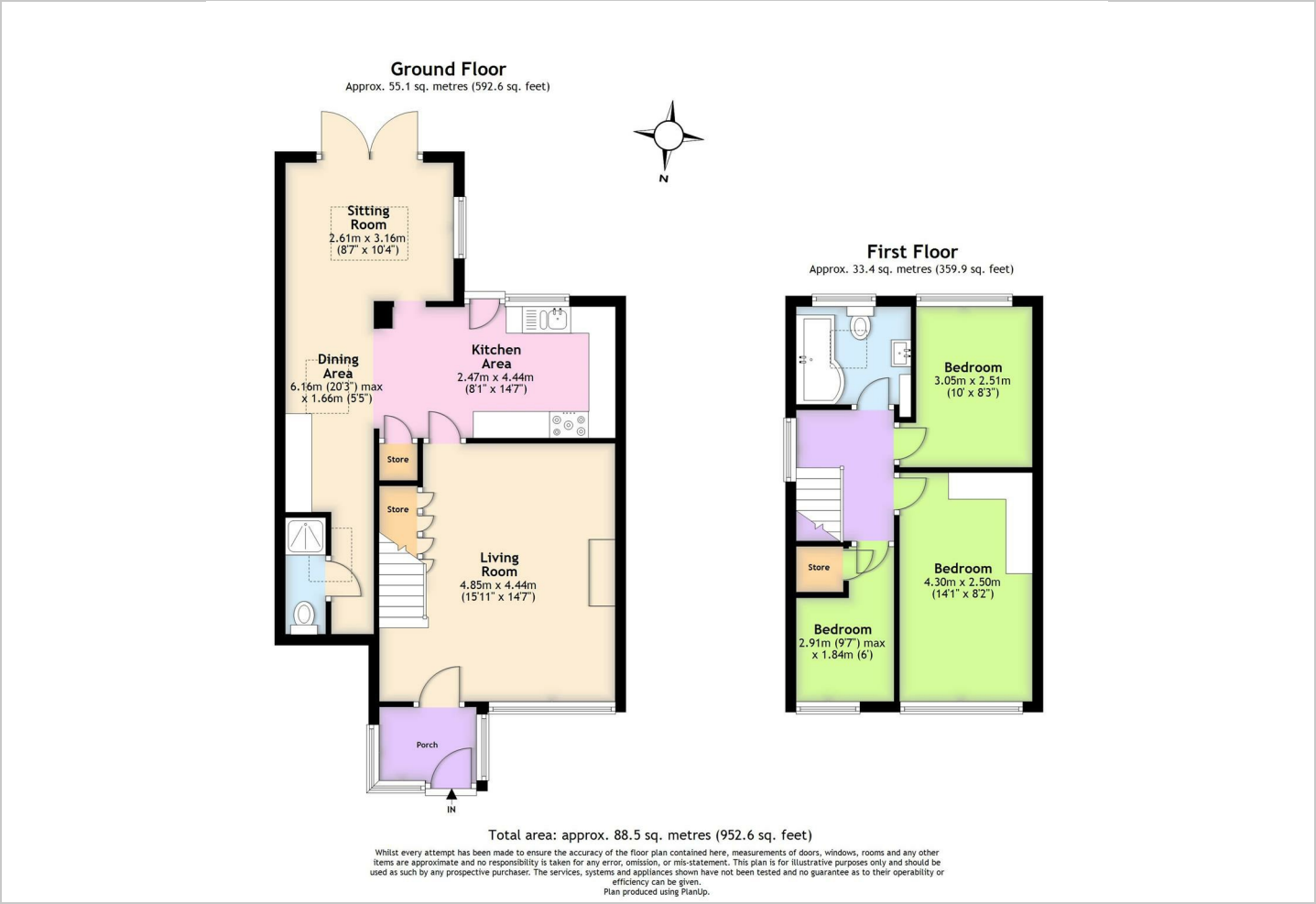
Hybrid Map



Terrain Map



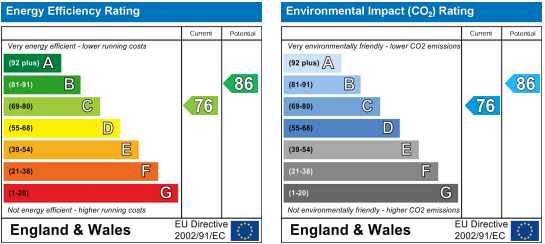
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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