



34 HUNTERS CHASE SHEFFIELD, S25 2TQ

£200,000
FREEHOLD

GUIDE PRICE £200,000 - £225,000

This beautifully presented and extended 2/3 bedrooms semi-detached property offers spacious, modern living accommodation throughout to the ground floor. Situated in a highly desirable location, the home features stylish interiors, low-maintenance gardens, and versatile spaces ideal for family living or those working from home. In brief the property comprises; entrance hall, a well proportioned living room, kitchen, extended dining room, downstairs WC, utility room and office to the ground floor. To the first floor are two double bedrooms with fitted wardrobes and a modern shower suite. Externally offers attractive front and rear gardens with AMPLE parking.

**Kendra
Jacob**

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- EXTENDED SEMI-DETACHED • TWO DOUBLE BEDROOMS • OFFICE/BEDROOM GROUND FLOOR • UTILITY ROOM • DOWNSTAIRS WC • AMPLE PARKING • ATTRACTIVE GARDEN • EXTENDED DINING ROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • IDEAL FOR FIRST TIME BUYERS



ENTRANCE HALL

Side-facing uPVC entrance door, front-facing window, central heating radiator, and power points.

LIVING ROOM

Front-facing window, wall-mounted electric fire, TV point, and power points, Karndean flooring, central heating radiator, understairs storage and an oak and glass staircase leading to the first floor.

KITCHEN

Fitted with a range of wall and base units, work surfaces incorporating a composite sink and drainer, and an electric hob and oven. Plumbing for a dishwasher and multiple power points. Vinyl flooring and access into the dining room.

EXTENDED DINING ROOM

Vinyl flooring, Velux windows, side-facing double glazed window, and French doors opening onto the rear garden. Central heating radiator and power points.

DOWNSTAIRS WC

Side-facing window, low flush W/C, and wash hand basin.

UTILITY ROOM

Work surfaces with plumbing for a washing machine, side-facing window, central heating radiator, and ceiling-mounted drying rack.

OFFICE/BEDROOM

Front-facing double glazed window and additional side-facing obscure window. Central heating radiator and power points. This room is currently used as an office, but could be perfectly used as a downstairs bedroom.

FIRST FLOOR- LANDING

Loft access to a fully-boarded loft.

BEDROOM ONE

Rear-facing double glazed window, built-in wardrobes with spotlighting, power points, and central heating radiator.

BEDROOM TWO

Built-in cupboard, fitted wardrobes with lighting and shelving, power points, and central heating radiator.

SHOWER ROOM

A modern walk-in shower with electric shower over, wash hand vanity unit, low flush W/C, towel radiator, PVC ceiling, extractor fan, and side-facing double glazed window.

EXTERNAL

To the front of the property is an attractive corner-plot position with gravelled areas, mature plants, and flower beds providing excellent curb appeal. Block paved driveway to the side leading to a further rear gated driveway.

Further to the rear is a low-maintenance design featuring a block-paved driveway, artificial lawn, and composite fencing. Secure gated access, Aluminium-framed all season gazebo and an outbuilding with power and lighting.

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ADDITIONAL INFORMATION

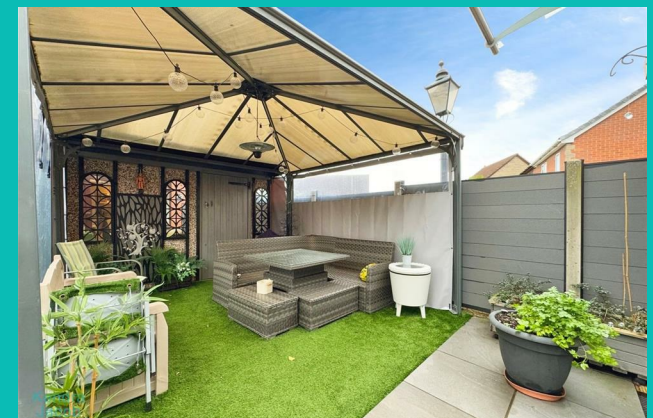
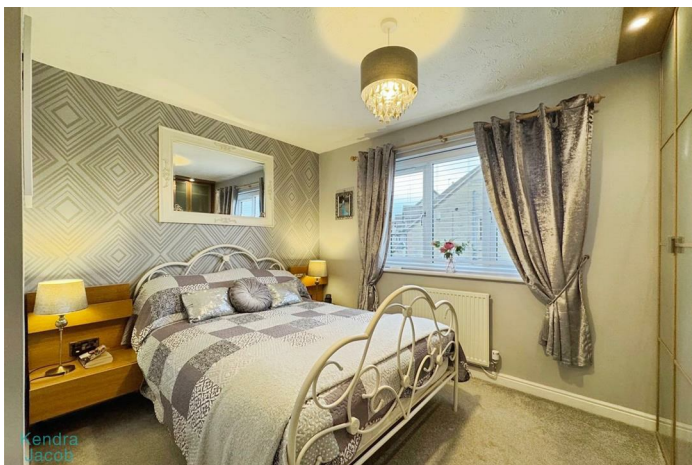
Local Authority – Rotherham

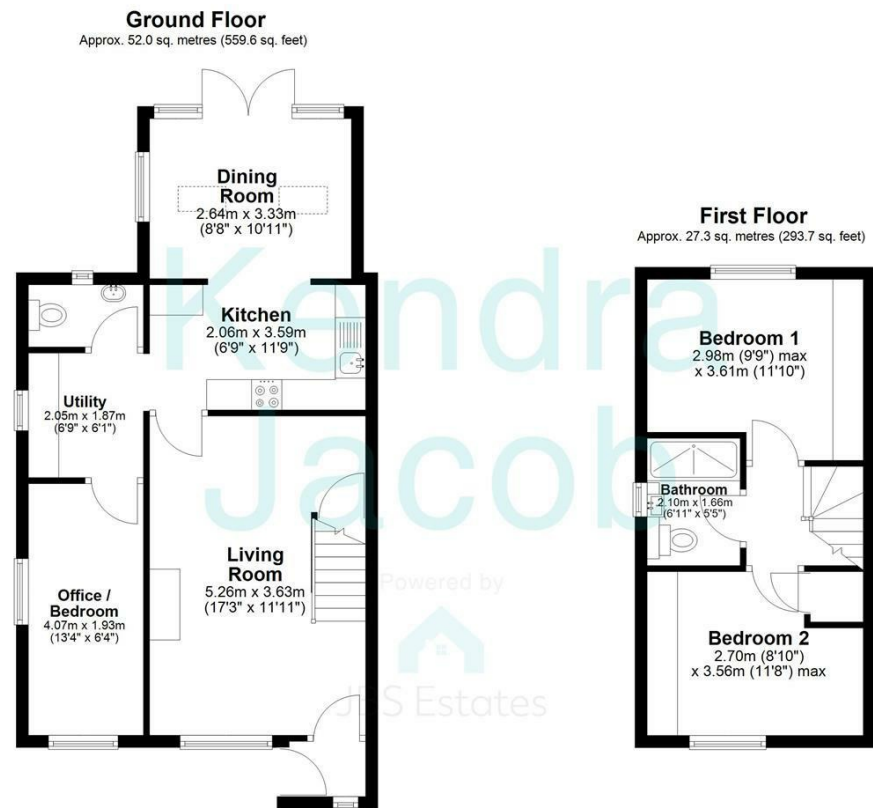
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 853.20 sq ft

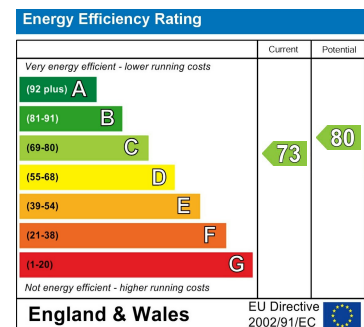
Tenure – Freehold





The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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