

11 Chorley Drive, Fulwood, Sheffield, S10 3RQ
£695,000

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Council Tax Band: F

A stunning, modern styled four double bedroom, two bathroom semi-detached home which has been lovingly maintained by the current owners and is located on one of Fulwood's most sought after roads. Perfect for families, the property enjoys accommodation over three levels and is situated on a large plot which includes a sizeable landscaped south facing garden to the rear enjoying far reaching views towards Mayfield Valley and the Peak District. Positioned close to shops and amenities, the property is within the catchment area of Nethergreen and Tapton schools and benefits from easy access to the universities/hospitals with regular bus routes nearby. With underfloor heating to the kitchen and second floor bathroom and double glazing/gas central heating throughout, the property in brief comprises, wide and inviting entrance hallway, downstairs wc, dining room, a large bay windowed lounge and kitchen with an island unit and pantry storage area. To the first floor there is a landing area with storage, three double bedrooms and a shower room. To the second floor there is another landing area, a double sized bedroom and a bathroom. Outside, there is a low maintenance garden and driveway to the front, a detached garage and private gated path to the rear, where there is a landscaped garden with a patio and large lawn. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your visit today! Freehold tenure, council tax band F.

Entrance Hallway

Access to the property is gained through a front facing solid wooden door which leads into the entrance hallway. Having stylish chequered tiled flooring, a radiator, a staircase rising to the first floor, a small front facing stained glass window, a useful cloaks storage cupboard and doors leading to all ground floor rooms.

Downstairs WC

Having a low flush wc, vanity wash basin, tiled flooring and a side facing double glazed window.

Dining Room

A bright and welcoming dining room which has two front facing upvc double glazed windows, a radiator, parquet style LVT flooring and an electric fire with feature surround.

Lounge

A spacious and bright lounge which is larger than average, having a rear facing bay window unit with upvc double glazed windows, three radiators and sliding patio doors leading to the outside.

Kitchen

A stunning, recently installed kitchen which has modern styled fitted wall and base units including an island with breakfast bar and lighting above. Having quartz worksurfaces incorporating an inset sink with a Quooker multi function mixer tap and a Neff induction hob with extractor above. There are integrated appliances including two Neff electric ovens, a dishwasher and a separate fridge and freezer. With space for a washing machine and tumble dryer, rear facing upvc double glazed french doors leading to the outside and LVT flooring with underfloor heating. Doors lead to the useful pantry which offers storage in abundance and has a side facing upvc double glazed window.

First Floor Landing Area

A staircase ascends from the ground floor and leads to the first floor

landing area, which has a side facing original stained glass window with secondary glazing, a radiator, useful storage cupboard and wooden bannister rail. Doors lead to all rooms on this level and a further staircase rises to the second floor.

Master Bedroom

A large master bedroom which has a rear facing upvc double glazed bay window enjoying superb far reaching views towards the Peak District. With fitted wardrobes, a radiator and ample space for bedroom furniture.

Bedroom Two

The second bedroom is another double sized room which has a front facing upvc double glazed window, fitted wardrobes including a desk/dressing table and a radiator.

Bedroom Three

The third bedroom is another double sized room which has rear and side facing upvc double glazed windows bringing in much light, fitted wardrobes and a radiator.

Shower Room

A modern and stylish shower room which has a suite comprising of a walk in shower enclosure, a large double sized vanity wash basin with two mixer taps and a low flush wc. With two radiators, a front facing upvc double glazed window and tiled flooring.

Second Floor Landing

A staircase ascends from the first floor and leads to the second floor landing which has a wooden bannister rail, a side facing velux window and shelving to the walls. The landing area is ideal for use as an office if desired and has access to the eaves space and doors lead to all room on this level.

Bedroom Four

A spacious double sized bedroom which has two larger than average rear facing velux windows offering far reaching views and bringing in much light to the room. With two fitted storage cupboards, a radiator, access to the eaves storage and inset shelving to an alcove.

Bathroom

A modern styled bathroom which has a suite comprising of a panelled bath with pull out shower fixings, a vanity wash basin and a low flush wc. With a side facing velux window, tiled flooring with under floor heating and a radiator.

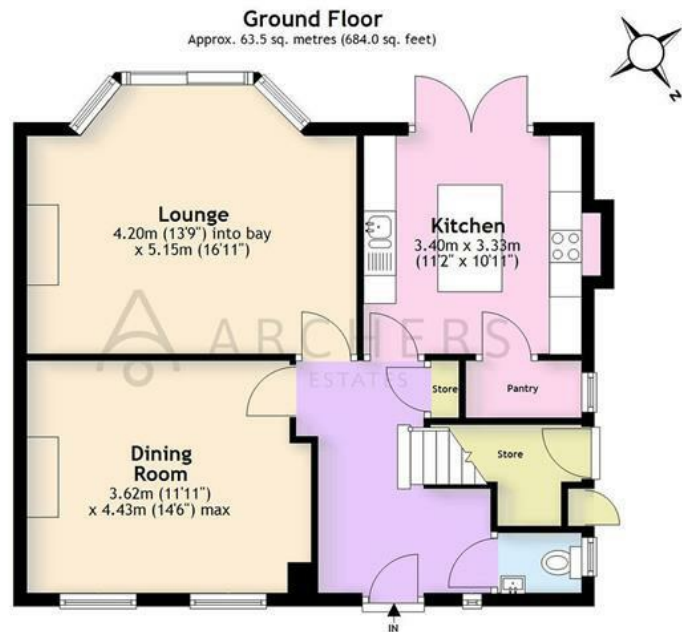
Outside

To the front of the property there is a block paved driveway leading to the detached garage and a low maintenance garden area with shrubs and borders. A gated path leads to the rear, where there is a stunning south facing landscaped outdoor space having a large indian stone patio with lavender plants and steps/a ramp descend to the lower lawned garden which is larger than average and is surrounded by hedging, borders and fruit trees. With a useful wooden outbuilding ideal for storage.

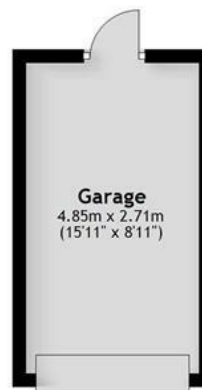
Detached Garage

Having a front facing up and over door and offering ample space for storage, the garage is a great addition to the property. A upvc/glazed door to the rear connects the garage to the garden area.





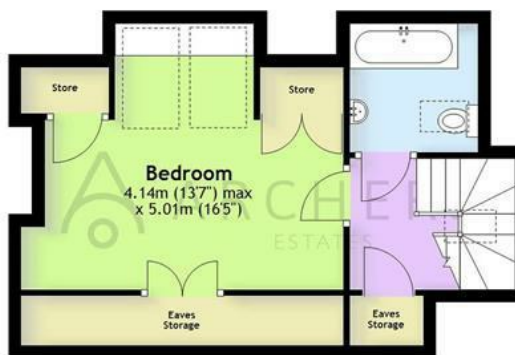
Outbuilding
Approx. 13.1 sq. metres (141.5 sq. feet)



First Floor
Approx. 63.8 sq. metres (686.8 sq. feet)



Second Floor
Approx. 33.4 sq. metres (359.3 sq. feet)



Total area: approx. 173.9 sq. metres (1871.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC