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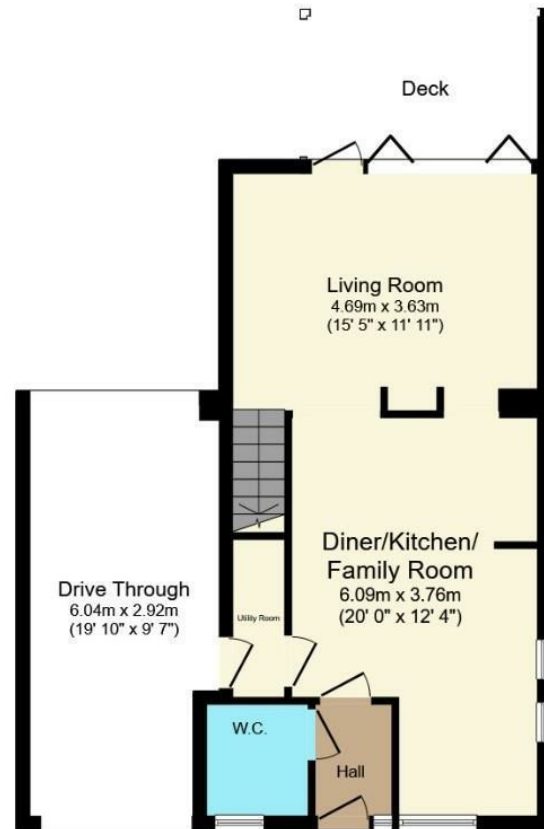
76 Chapman Close, Sheffield, S6 5BX

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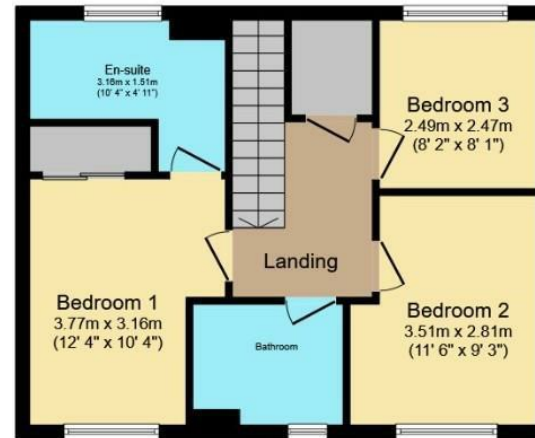
Asking Price £350,000

Hunters Hillsborough are delighted to present a three bedroomed detached family home with contemporary, open plan living quarters on a quiet cul-de-sac ideally place for local schools and the nearby Stannington Village. Built in 2013 by Ben Bailey Developments, the owners bought from plan and the property now enjoys an extensive landscaped garden. Entry via the front door into a porch, ideal for coats and boots with access to a downstairs cloakroom. A door takes you through to the bright and spacious living accommodation. The breakfast kitchen has a good range of wall and base units with integrated appliances including an eye level electric oven and microwave, gas hob and a dishwasher. Dining area with space for a family dining table and a door leads off to the separate utility with plumbing for a washing machine. Stunning lounge with bi fold doors opening up to the recently landscaped garden. Upstairs is a super sized master bedroom with a luxurious ensuite, larger than most with a walk in shower, W/C and sink basin. Further double bedroom and a single. Family bathroom with bath and wall mounted centre taps, shower over bath, W/C and sink basin. Driveway to the front of the property with a carport having an up and over garage door to the front and open at the back. Stunning rear garden over three levels with a large patio area and a lawn, sleeper borders and steps up to a raised patio area with a white washed wall and water feature. Rockery at the back of the garden.

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Ground Floor



First Floor

Total floor area 102.8 m² (1,106 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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LOCAL AREA

Chapman close is ideally placed for access to a range of local amenities including shops, reputable schools, pubs and the greens spaces of the Rivelin Valley Nature Trail. The Sheffield Supertram is a short walk down into Malin Bridge giving access to the Sheffield city centre and beyond.

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

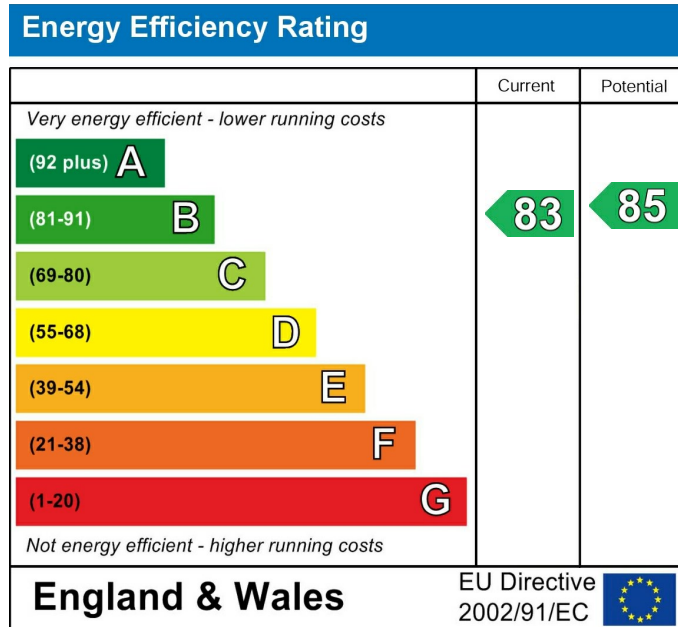
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









