



Hodder Court

Chapelton, Sheffield, S35 2EQ

Asking Price £260,000



- 4 BED SEMI DETACHED
- GENEROUS DIMENSIONS
- PLENTY OF FITTED STORAGE
- OFF ROAD PARKING AND GARAGE
- COUNCIL TAX BAND B

- SIZEABLE CORNER PLOT
- CONTEMPORARY FIXTURES AND FITTINGS
- GARDENS FRONT AND REAR
- GOOD COMMUTER LOCATION

Hodder Court

Chapelton, Sheffield, S35 2EQ

Asking Price £260,000



STEP INSIDE THIS BEAUTIFULLY PRESENTED, SPACIOUS 4 BED SEMI DETACHED PROPERTY NESTLED IN THE CORNER PLOT OF A QUIET CUL DE SAC, located close to an array of amenities including a local train station, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley. The property boasts neutral decor, generous dimensions especially with the bedrooms, modern fixtures and fittings, well maintained gardens front and rear and ample off road parking including a detached garage. Briefly comprising entrance hall, downstairs WC, living room, dining room, kitchen, four good sized bedrooms and contemporary family bathroom. Must be seen to truly appreciate the plot, the size and the further potential if desired...book now to avoid disappointment!

ENTRANCE HALLWAY

Through a glazed composite door leads into a generously sized hallway, offering a large built in cloak room that also houses the boiler, and tiled flooring; perfect for muddy paws or wellies. Doors lead to WC and living room.

DOWNSTAIRS WC

A handy addition for any busy household, comprising low flush WC, cream gloss vanity unit with inset sink with luxurious marble surround, wall mounted radiator, tiled floor and frosted uPVC window.

LIVING ROOM

15'9" x 14'7" (4.82 x 4.46)

A sumptuous, sizeable living area drenched in natural light through two large front facing uPVC windows, hosting an impressive electric log flame effect fire with stone surround and oak fireplace which gives a great focal point to the room and cosy feel in the wintry months, built in under stairs storage cupboard, aerial point, telephone point and two wall mounted radiators.

DINING ROOM

14'6" x 8'2" (4.42 x 2.49)

A roomy dining room comprising laminate flooring, wall mounted radiator, rear facing uPVC window and glazed French doors opening out into the kitchen, options to create an all encompassing kitchen/diner if desired.

KITCHEN

15'1" x 5'7" (4.6 x 1.71)

A long, galley style kitchen hosting an array of light wood wall and base units, contrasting grey mottled effect work surfaces, inset grey sink and drainer with chrome mixer tap, electric cooker, stainless steel chimney style extractor hood above, space for an American style fridge/freezer, under counter space and plumbing for washing machine and dishwasher, wall mounted radiator, large built in storage pantry, tiled flooring, uPVC window and glazed uPVC door leading directly to the rear garden.

LANDING

Comprising loft hatch leading to a partially boarded loft with lighting and oak doors leading to all bedrooms and bathroom.

BEDROOM 1

14'1" x 8'7" (4.3 x 2.62)

An elegant, light and airy master bedroom hosting walls of built in wardrobes and drawers, wall mounted radiator and front facing uPVC window.

BEDROOM 2

12'5" x 6'7" (3.79 x 2.03)

A well presented, double bedroom hosting a wall of built in wardrobes, a large built in storage cupboard that also houses the water tank, wall mounted radiator and front facing uPVC window.

BEDROOM 3

10'0" x 8'3" (3.05 x 2.53)

A small double or large single bedroom comprising wall mounted radiator and rear facing uPVC window.

BEDROOM 4

15'1" x 6'2" (4.6 x 1.9)

A further good sized, elongated bedroom currently used as a home office, comprising wall mounted radiator and uPVC window showcasing an extensive view over the chimney pots and beyond.

BATHROOM

8'2" x 5'10" (2.49 x 1.79)

A stylish and contemporary family bathroom fully tiled in 'on trend' dark grey, hosting an oversized glass corner shower cubicle with drench shower, white gloss vanity unit with inset ceramic sink and low flush WC, wall mounted chrome heated towel rail, inset spotlights, extractor fan and frosted uPVC window. Does host a bath if desired.

GARAGE

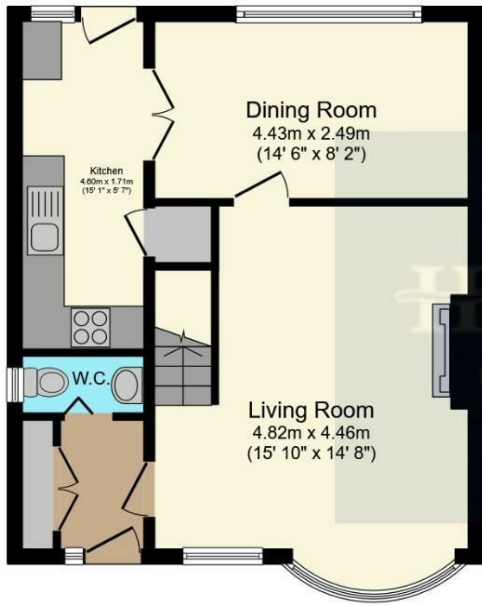
16'8" x 8'7" (5.09 x 2.64)

Offering that extra storage space we all crave or secure parking, comprising electric roller door, window, lighting and sockets.

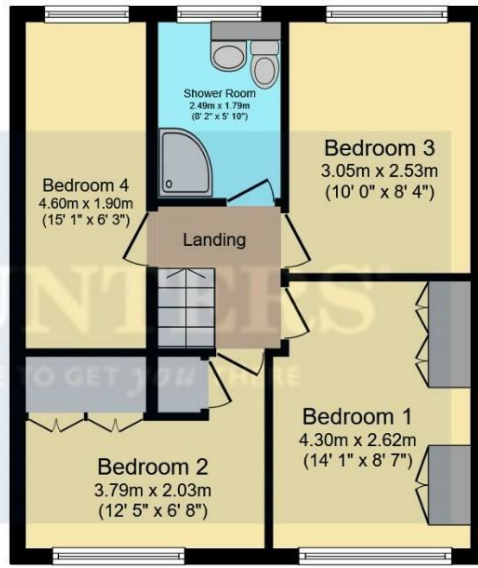
EXTERIOR

The front of the property boasts great kerb appeal, especially with a magnificent cherry tree hosting beautiful blossoms in Springtime, a south facing front garden with a neat lawn and well stocked flower beds is the perfect spot for evening drinks, with established hedges adding that extra privacy. There is a driveway for one car in front of the detached garage, but some of the front garden could easily be used to create further parking if desired. To the rear of the property is a fully enclosed, elevated garden, hosting a view for miles, complete with slabbed patio area; perfect for entertaining in the summer months, well manicured lawn and colourful flower beds, also hosting an outdoor tap and shed for handy storage.

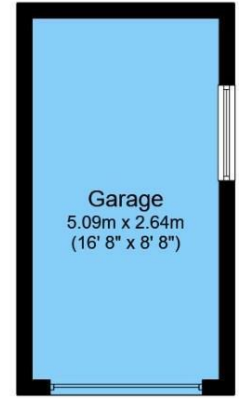
Floorplan



Ground Floor



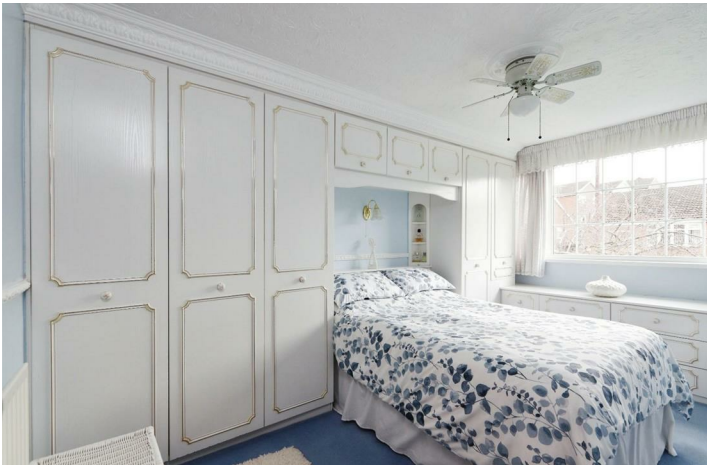
First Floor

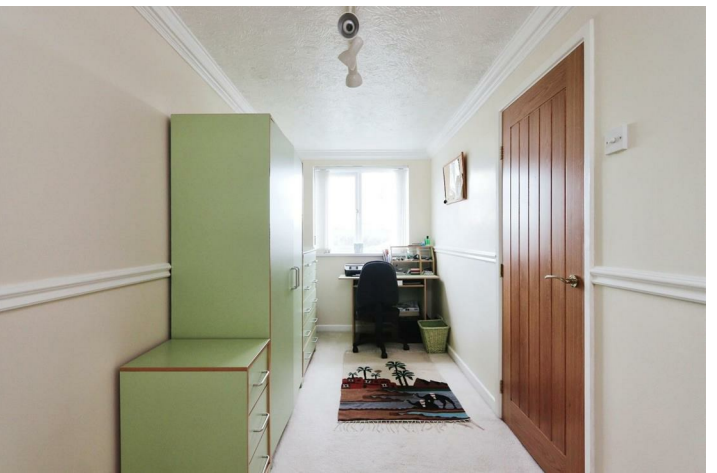
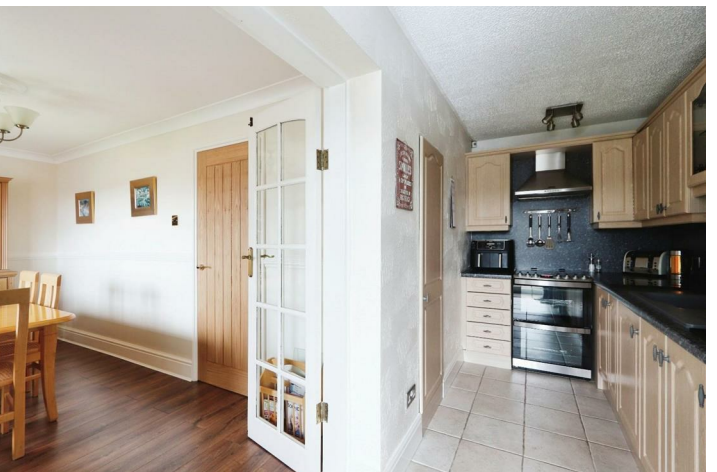


Garage

Total floor area 107.4 sq.m. (1,156 sq.ft.) approx

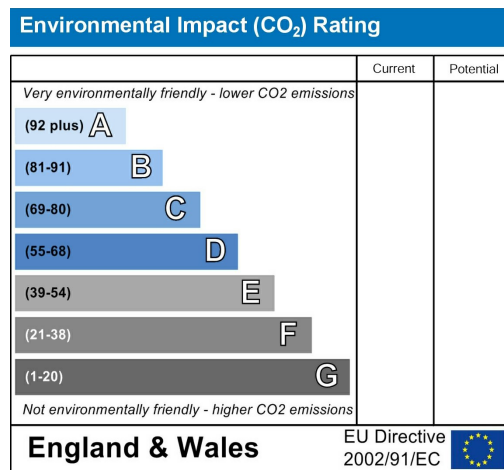
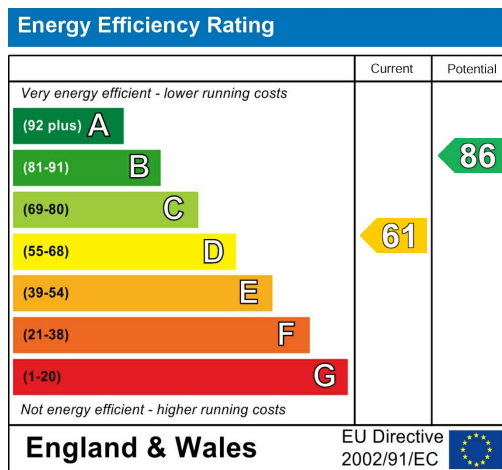
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







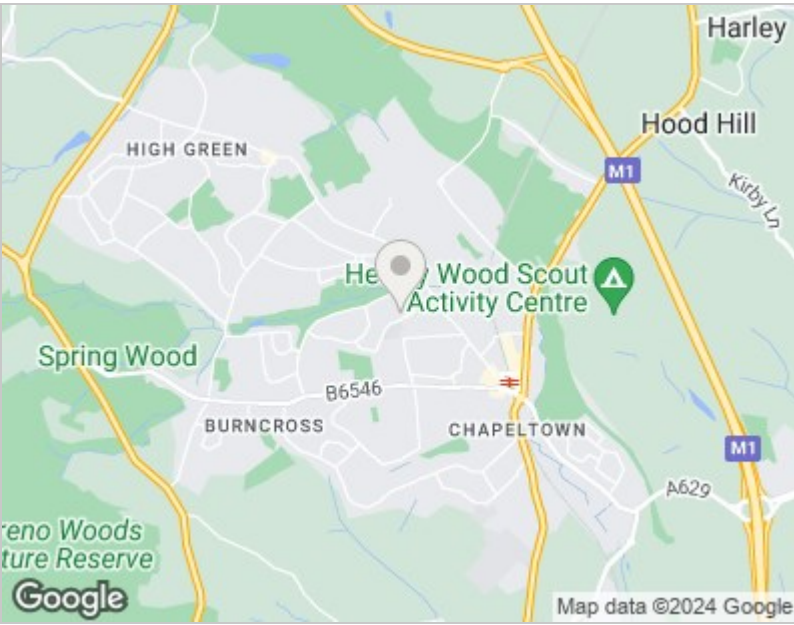
Energy Efficiency Graph



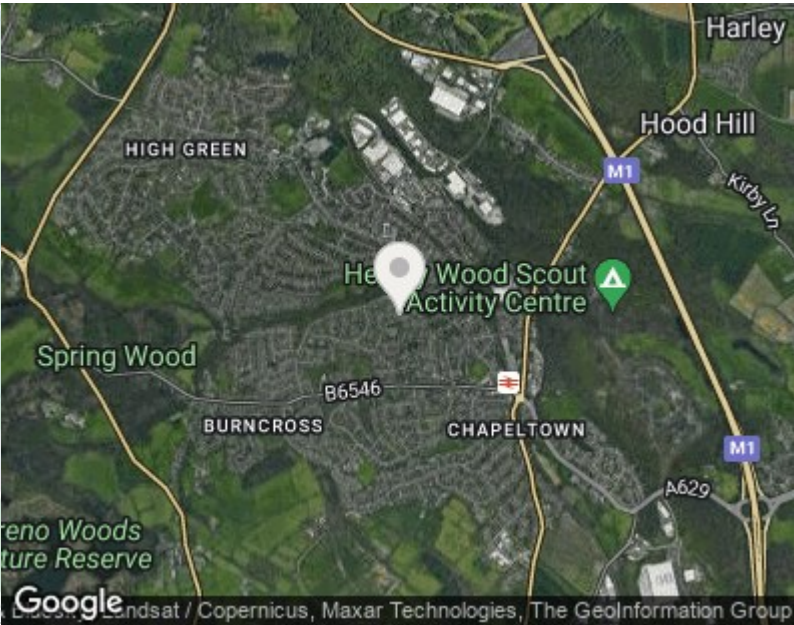
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

