



Reaper Crescent

High Green, Sheffield, S35 3FH

Guide Price £240,000 - £260,000

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- 3 DOUBLE BED SEMI DETACHED
- CONTEMPORARY THROUGHOUT
- GENEROUS DIMENSIONS
- LOW MAINTENANCE, WELL LANDSCAPED GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- EXTENDED
- IMPRESSIVE OPEN PLAN KITCHEN/DINER
- LARGE DRIVEWAY
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND B

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GUIDE PRICE £240,000 - £260,000. SEEING IS BELIEVING INSIDE THIS BEAUTIFULLY PRESENTED, MODERN, EXTENDED 3 BED SEMI DETACHED PROPERTY located on a sought after estate close to an array of amenities, surrounded by outstanding schools, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham. This stunning property benefits from a double storey extension helping to create an impressive open plan kitchen/diner, generously sized stylish family bathroom, 3 double bedrooms all with fitted wardrobes, also hosting plenty of storage throughout, a low maintenance; sun drenched garden and ample off road parking on a sizeable driveway. Briefly comprising entrance porch, living room, kitchen/diner, downstairs WC, utility room, three double bedrooms and family bathroom. Must be seen to appreciate the sheer size, specification and the ease of just moving straight in! Book now to avoid disappointment!

ENTRANCE PORCH

Through a glazed composite door leads into a stylish entrance, a great cloakroom space, complete with laminate flooring, inset spotlights, uPVC side window and oak door leading in to the living room.

LIVING ROOM

A spacious living area, hosting a contemporary cream granite fireplace with electric flame effect fire giving a great focal point to the room and cosy feel in the wintry months. ambient wall lighting, large under stairs storage cupboard, aerial point, telephone point, two wall mounted radiators, uPVC front facing window, stairs rising to the first floor and oak door leading into the kitchen/diner.

KITCHEN

A contemporary, light and airy open plan kitchen/diner, a great social space and family hub. The kitchen offers an array of cream gloss wall and base units providing plenty of storage space, contrasting wood effect work surfaces and breakfast bar, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, extractor hood, inset spots, large storage cupboard with sockets perfect for an appliance and glazed uPVC sliding doors opening directly out onto the patio.

DINING AREA

The kitchen opens out into a lofty dining area, drenched in natural light through two walls of uPVC windows and further skylight, inset spots, aerial point, two wall mounted radiators, wall lighting, uPVC glazed door leading onto the patio and further space which could be used as a living area, home office, the possibilities are endless. Corridor leads off towards WC and utility room.

DOWNSTAIRS WC

A handy addition to any busy household, hosting a low flush WC, white gloss vanity unit with inset ceramic sink and inset spots.

UTILITY ROOM/STORE ROOM

Used also as second entrance, perfect for muddy paws and boots, comprising dark wood wall and base units, contrasting black mottled effect work

surfaces, under counter space and plumbing for washing machine and further appliance and glazed composite door leading out onto the driveway.

LANDING

A roomy landing hosting a loft hatch with fitted ladders leading to a fully boarded loft space with lighting, inset spotlights and oak doors lead to all three bedrooms and bathroom.

BEDROOM 1

An sumptuous master bedroom hosting two walls of dark wood/mirrored fitted wardrobes and cupboards, inset spotlights, aerial point, telephone point, wall mounted radiator and front facing uPVC window.

BEDROOM 2

A further good sized double bedroom, comprising inset spots, fitted shelving, aerial point, wall mounted radiator and front facing uPVC window.

BEDROOM 3

A elegant third double bedroom hosting fitted wardrobes, aerial point, wall mounted radiator and rear facing uPVC window.

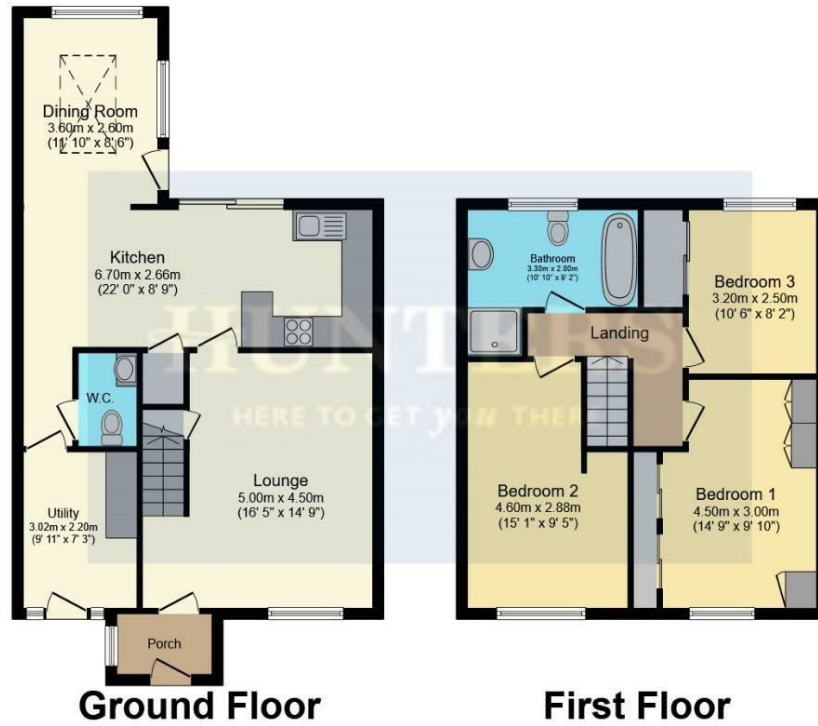
BATHROOM

A stylish and sleek family bathroom, fully tiled in 'on trend' grey tones, with luxurious free standing bath, walk in shower cubicle with drench shower and jets, wall mounted white gloss vanity unit with inset ceramic sink, low flush WC, wall mounted black vertical radiator, inset spotlights, extractor fan and frosted uPVC window.

EXTERIOR

The front of the property boasts great kerb appeal with a walled, driveway offering off road parking for at least two cars, adorned with established trees and shrubs adding splashes of colour. To the rear of the property is a fully enclosed, well landscaped, low maintenance, sun drenched garden, hosting a shallow slabbed patio area directly accessed off the kitchen creating a great social space in summer, a raised artificial grass terrace; the perfect spot to entertain in the warmer months, a large tranquil pond, two sheds for outdoor storage, outdoor tap, outdoor sockets and lighting.

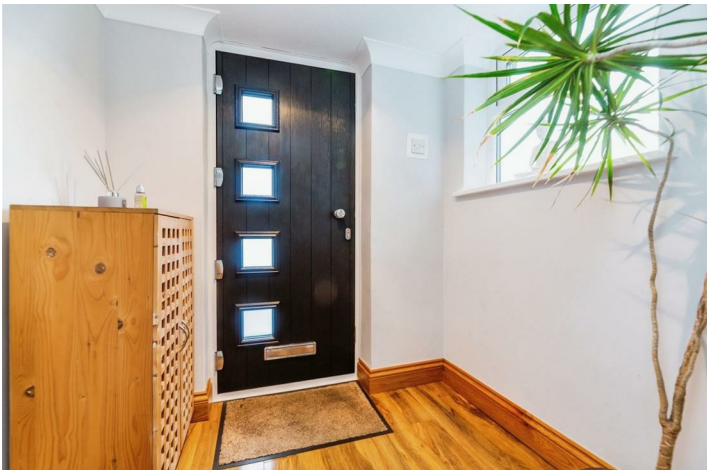
Floorplan



Total floor area 115.8 m² (1,246 sq.ft.) approx

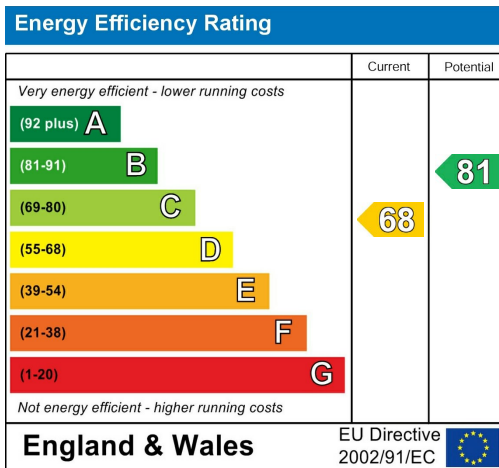
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







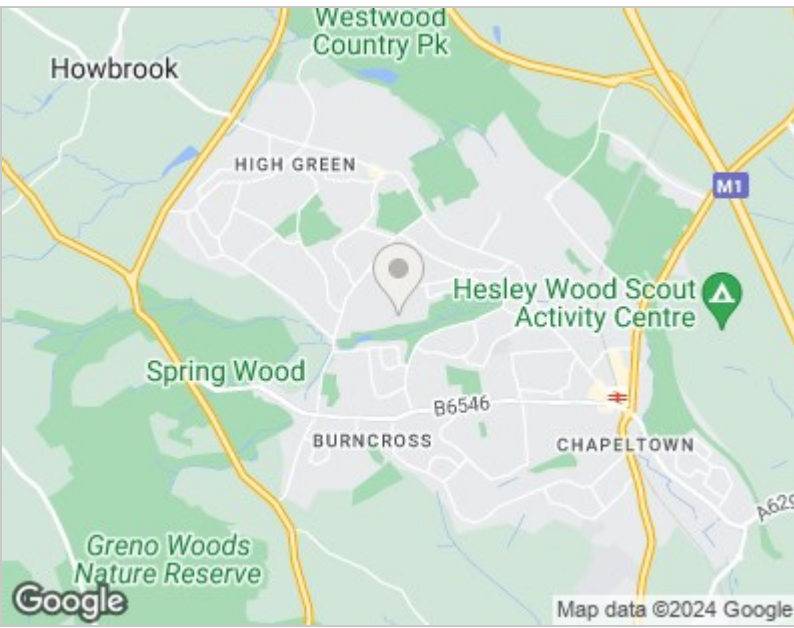
Energy Efficiency Graph



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.

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