

HUNTERS[®]

HERE TO GET *you* THERE



Chapelton Road

Ecclesfield, Sheffield, S35 9WD

Guide Price £240,000 - £260,000



- 3 BED SEMI DETACHED PROPERTY
- LARGE PLOT SIZE
- GENEROUS DIMENSIONS
- PLENTY OF STORAGE THROUGHOUT
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- BACKING ON TO FIELDS
- SCOPE TO RECONFIGURE IF DESIRED
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND B

Tel: 0114 257 8999

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GUIDE PRICE £240,000 - £260,000. NO UPWARD CHAIN! SEEING IS BELIEVING IN THIS BEAUTIFULLY KEPT, BEAUTIFULLY POSITIONED, BEAUTIFULLY SIZED 3 BED SEMI DETACHED PROPERTY hosting rolling fields to the front and back, located on a popular road in the much sought after commuter location of Ecclesfield, walking distance to an array of amenities, surrounded by reputable schools, only a few minutes to the M1 or local train station and with direct roads leading to Sheffield, Rotherham and Barnsley. The property boasts some charming characterful features with tall ceilings and picture rails, along with generous dimensions, extensions to the rear providing plenty of storage, a flexible layout allowing you to reconfigure if you wish, fully enclosed sizeable garden, plenty of off road parking with scope for more and with no upward chain it is ready for you to make your mark! Briefly comprising entrance hall, dining room, living room, kitchen, sun room, downstairs WC, rear store room, three good sized bedrooms, family bathroom and integral garage.

ENTRANCE HALL

A canopied entrance and a solid wooden glazed door leads into the roomy entrance, offering a perfect cloakroom space in a well positioned alcove, further glazed windows either side of the door, wall mounted radiator and stairs rising to the first floor.

DINING ROOM

11'3 x 11'1 (not including bay) (3.43m x 3.38m (not including bay))

A light and airy dining room flooded in natural light through a large front facing uPVC bay window, also comprising wood panelling, wall mounted radiator and telephone point.

LIVING ROOM

14'2 x 11'2 (4.32m x 3.40m)

An elegant living room, hosting an impressive solid wooden mantelpiece with electric stove, giving a great focal point to the room and cosy feel in the wintry months, large built in storage cupboard, wall mounted radiator, aerial point, glazed wooden windows and glazed wooden door leading into the sun room.

KITCHEN

13'11 x 5'10 (at narrowest point) (4.24m x 1.78m (at narrowest point))

A long galley kitchen hosting an array of solid wood wall and base units providing plenty of storage space, contrasting cream work surfaces, inset stainless steel sink and drainer with matching mixer tap, freestanding cooker with extractor fan above, under counter space and plumbing for washing machine, under counter space for further appliance, tiled flooring, large built in pantry, glazed window and solid wooden door leading into the side porch.

SIDE PORCH

A handy second entrance perfect for muddy paws or wellies, comprising solid wooden door, large built in storage cupboard, door leading directly into the garage and opening out into the rear store room.

REAR STORE ROOM

12'3 x 11'7 (3.73m x 3.53m)

Currently used as storage but the possibilities are endless, comprising lighting, sockets, single glazed windows overlooking the garden and glazed wooden doors leading to the garden and the sun room.

SUN ROOM

19'4 x 6'3 (5.89m x 1.91m)

Extending across the back of the property is this lengthy sunroom, comprising wall lights, single glazed windows and door leading to the downstairs WC.

DOWNSTAIRS WC

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

LANDING

Comprising loft hatch, uPVC window and doors leading to all bedrooms and bathroom.

BEDROOM 1

13'4 x 11'2 (4.06m x 3.40m)

A charming master bedroom hosting a great view over the rear fields through a large uPVC window, also comprising wall mounted radiator.

BEDROOM 2

11'3 x 11'1 (not including bay) (3.43m x 3.38m (not including bay))

A further good sized double bedroom boasting fitted wardrobes, a wall mounted radiator, a large front facing uPVC bay window flooding the room in light with views of fields and beyond.

BEDROOM 3

7'11 x 5'11 (at widest points) (2.41m x 1.80m (at widest points))

Currently used as a home office but could be used as a nursery or single bedroom, comprising built in storage cupboard, wall mounted radiator and front facing uPVC window overlooking the fields and beyond.

BATHROOM

8'11 x 5'10 (2.72m x 1.78m)

A generously sized, splendid family bathroom, tiled in fresh white with an opulent border, comprising bath with electric shower over, low flush WC, white pedestal sink, wall mounted radiator, large built in storage cupboard that also houses the boiler and frosted uPVC window.

GARAGE

21'2 x 8'11 (6.45m x 2.72m)

Offering secure parking or that extra storage we all crave, comprising up and over door, lighting, sockets and side door leading directly from the house internally.

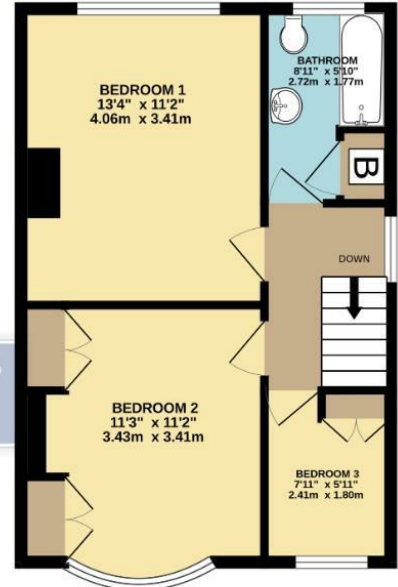
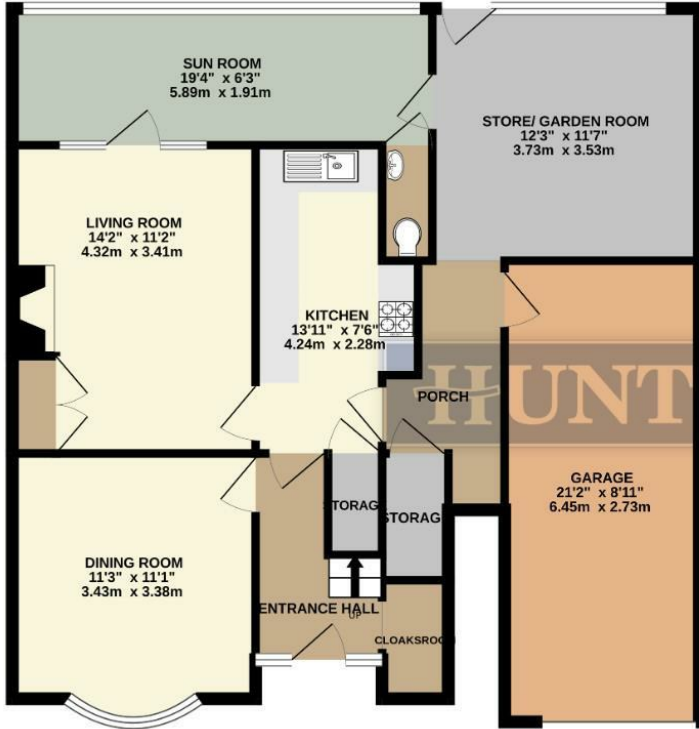
EXTERIOR

The property boasts a sizeable plot, set back off the road, it hosts a large walled front garden mainly laid to lawn, brilliantly stocked with plenty of established trees, shrubs and flowers adding splashes of colour throughout the year. A long driveway leads up to the house offering plenty of off road parking with scope here to create more if desired. To the rear of the property is a fully enclosed, sun drenched garden, a few steps leads up to a large lawn, a circular slabbed patio area perfect for sitting out in the summer months, summer house to catch some shade and again, well stocked vibrant flower beds, a magnolia tree and heavily laden fruit trees to name just some adorn the whole garden.

Floorplan

GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1404 sq.ft. (130.4 sq.m.) approx.

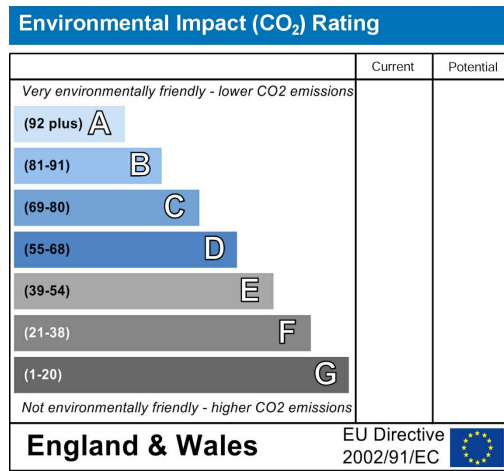
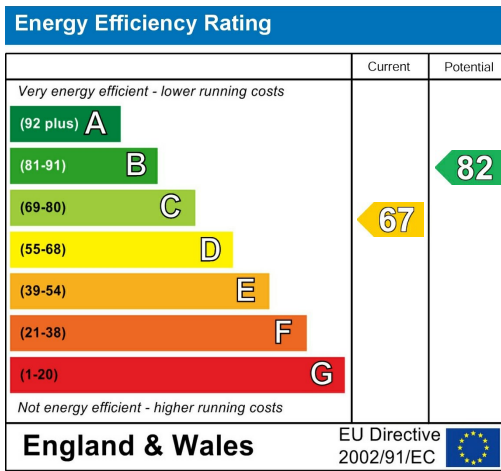
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Energy Efficiency Graph



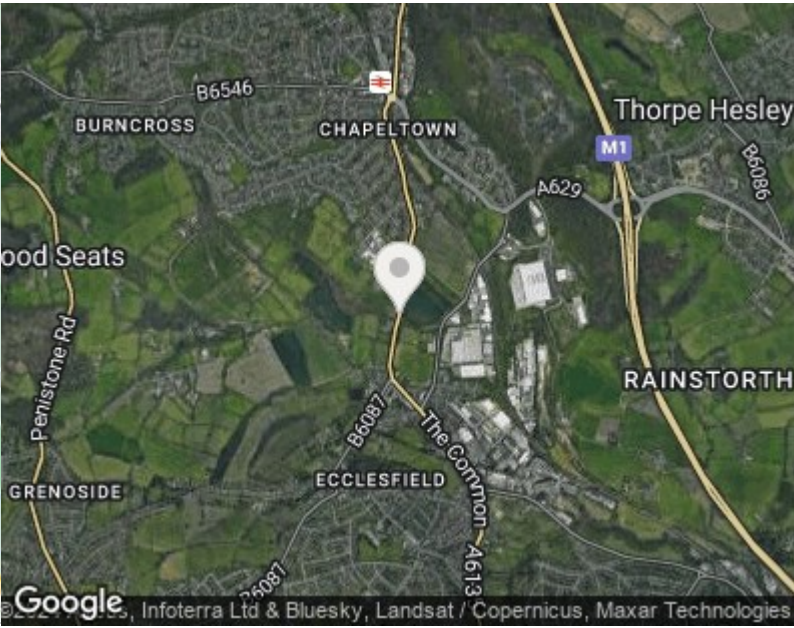
Viewing

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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