



Cowley View Road

Chapelton, Sheffield, S35 1SZ

Guide Price £325,000 - £345,000

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- 3 BED EXTENDED SEMI DETACHED PROPERTY
- STYLISH DECOR THROUGHOUT
- GENEROUS DIMENSIONS
- SUN DRENCHED, WELL LANDSCAPED GARDEN WITH HOT TUB
- GOOD COMMUTER LOCATION
- IMPRESSIVE DESIGNER KITCHEN
- CHARACTERFUL FEATURES
- FLEXIBLE LAYOUT
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND B

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GUIDE PRICE £325,000 - £345,000! SEEING IS BELIEVING! STEP INSIDE THIS IMPRESSIVELY SIZED, STYLISH 3 BED EXTENDED SEMI DETACHED PROPERTY located on a popular street in the perfect commuter location of Chapelton, close to the nearby train station minutes away from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley. Perfect for families and couples alike, this beautiful home boasts many characterful features including high ceilings, charming fireplaces and large bay windows, against an impressive opulent designer kitchen, contemporary bathrooms, stylish decor and a well landscaped garden. The property has a flexible layout for you to use rooms as you wish with scope to also extend further if desired. Briefly comprising entrance porch, entrance hallway, breakfast kitchen, living room, dining room, downstairs WC/shower room, three good sized bedrooms and family bathroom. Situated in a quiet neighbourhood with easy access to public transport, surrounded by outstanding schools, close to an array of local amenities and the local park, this home truly has it all. Don't miss the opportunity to make this delightful property your own!

ENTRANCE PORCH

Through a glazed uPVC door leads into a handy entrance porch, comprising laminate flooring perfect for muddy wellies or paws, lighting and two uPVC windows. A further uPVC glazed door leads into the entrance hallway.

ENTRANCE HALLWAY

An impressive hallway, hosting an under stairs store area, wall mounted radiator, telephone point, staircase rising to the first floor and oak glazed doors leading to the kitchen and dining room.

BREAKFAST KITCHEN

21'9 x 15'8 (at widest points) (6.63m x 4.78m (at widest points))

The piece de residence of this property is this stunning designer kitchen, a great social space or family hub, completed to a high specification it hosts an array of solid wood grey wall and base units providing plenty of storage space, including a hidden larder and large matching island/breakfast bar, decadent granite worktops, inset double ceramic sink with chrome taps, further single ceramic sink with Quooker tap, integrated appliances include two electric ovens, washing machine and dishwasher, space for an American style fridge/freezer, plinth pet hoover, inset spotlights, three electric remote control Velux skylights drenching the room in natural light, inset ceiling speaker, two contemporary matt grey wall mounted radiators, tiled flooring, uPVC window and uPVC French doors opening directly out onto the patio, creating a great entertaining space. Oak doors leads to a built in storage cupboard, downstairs shower room and the living room.

SHOWER ROOM

8'11 x 5'3 (2.72m x 1.60m)

An generously sized, elegant shower room hosting a large glass shower cubicle with a luxurious rain shower and inset spotlights, a grey wooden vanity unit with marble top and set ceramic sink, low flush WC, tiled flooring, wall mounted chrome heated towel rail, extractor fan and frosted uPVC window.

LIVING ROOM

11'2 x 10'4 (not including the bay) (3.40m x 3.15m (not including the bay))

A sumptuous, cosy living space, hosting a charming fireplace with marble hearth and solid oak mantle with a multi fuel stove giving a great focal point to the room and roaring flame in the wintry months, also comprising uPVC French doors opening out onto the garden, further uPVC windows in the bay drenching the room in natural light, aerial point and wall mounted radiator.

DINING ROOM

11'8 x 11'2 (not including the bay) (3.56m x 3.40m (not including the bay))

A stylish and spacious dining area, with inset shelves in the old fireplace currently creating a bar area, wall mounted radiator and large front facing uPVC bay window.

LANDING

A roomy landing hosting a loft hatch with fitted ladders leading to a boarded loft with lighting and power, also comprising uPVC window, wall mounted radiator and doors leading to all bedrooms and bathroom.

BEDROOM 1

11'8 x 10'4 (3.56m x 3.15m)

A beautifully presented, light and airy master bedroom comprising wall mounted radiator and large front facing uPVC bay window.

BEDROOM 2

10'4 x 10'4 (3.15m x 3.15m)

A further good sized double bedroom hosting a wall of fitted wardrobes with sliding doors providing that extra storage space we all crave, also comprising housed wall mounted Combi boiler, wall mounted radiator and large uPVC window over looking the garden.

BEDROOM 3

7'8 x 6'9 (2.34m x 2.06m)

Currently used as a smart home office, but could be used as a single bedroom or nursery, comprising wall mounted radiator and front facing uPVC window.

BATHROOM

6'9 x 5'6 (2.06m x 1.68m)

A sizeable, sleek family bathroom hosting a bath, low flush WC, white gloss vanity unit with inset ceramic sink, wall mounted chrome heated towel rail, inset spotlights and frosted uPVC window.

EXTERIOR

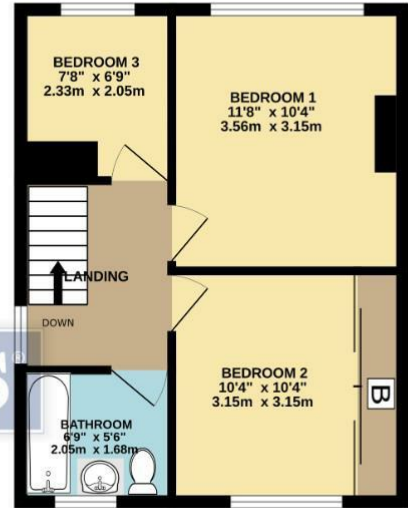
The front of the property boasts great kerb appeal with established hedges adding to the privacy, a large block paved driveway creating off road parking for at least 2/3 cars, stone slabbed steps lead to the front door along with a handy tap, CCTV and security lighting. To the rear of the property is a well landscaped, fully enclosed, sun drenched garden hosting a large moulded hot tub for a little evening pampering, gazebo to cover intertwined with beautiful wisteria branches, two sizeable Indian stone patio areas; perfect for entertaining in the summer months or an evening aperitif, large outdoor shed providing plenty of storage that also hosts lighting and sockets, neat lawn area, well stocked flower beds, established hedges and trees including a fragrant; blossoming magnolia, outdoor hot and cold tap, outdoor sockets and lighting throughout.

Floorplan

GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



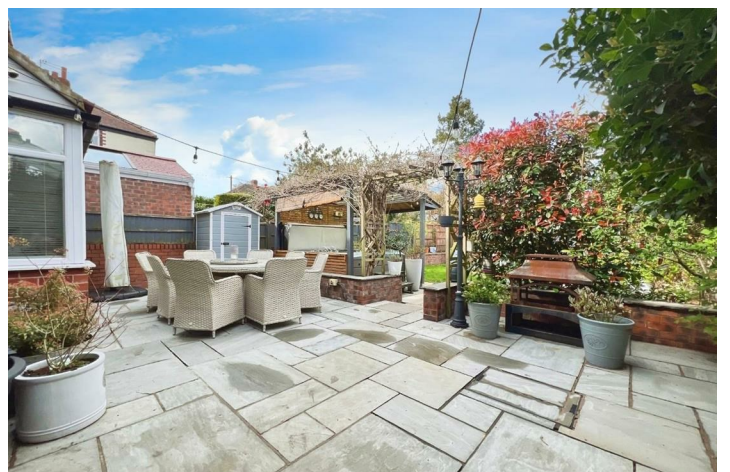
1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 sq.m.) approx.

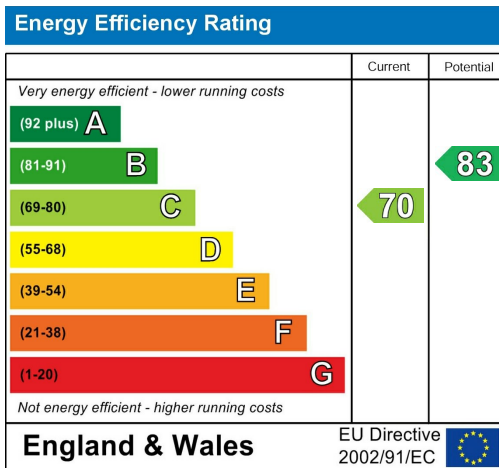
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



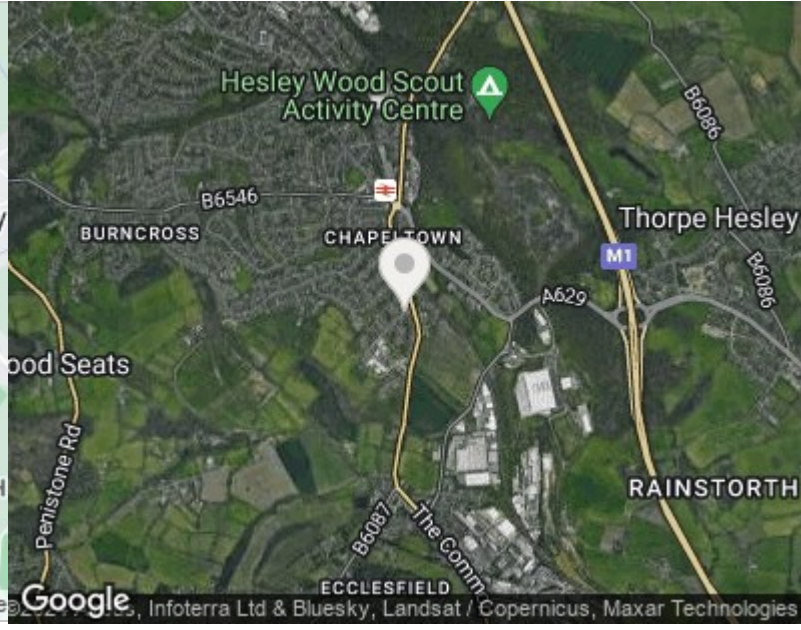
Viewing

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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