



## Park View Road

Chapelton, S35 1WL

Offers In The Region Of £465,000



- 5 BED DETACHED PROPERTY
- FOUR LEVELS OF ACCOMMODATION
- STUDIO /DINING AREA WITH WALK OUT SUN TERRACE
- STYLISH KITCHEN AND BATHROOMS
- GREAT COMMUTER LOCATION
- NO UPWARD CHAIN
- FLEXIBLE LAYOUT TO SUIT EVERY LIFESTYLE
- GAME ROOM/BAR AREA WITH KITCHENETTE
- SIZEABLE, FULLY ENCLOSED GARDEN
- COUNCIL TAX BAND D

# Park View Road

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**NO UPWARD CHAIN!** Welcome to this stunning 5 bedroom detached house located on the much sought after Park View Road with four levels of accommodation, this house offers a flexible layout that can be tailored to suit your lifestyle and needs. Located in the perfect commuter location area of Chapelton, Sheffield, withing walking distance to an array of amenities and the local train station, surrounded by outstanding schools, minutes away from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley.

This property boasts four reception rooms, perfect for entertaining guests or simply relaxing with the family, five spacious bedrooms meaning there is plenty of room for everyone to enjoy their own space, stylish kitchen and bathrooms, impressive dimensions throughout, sophisticated decor, a sun deck hosting fabulous views, sizeable garden with hot tub, ample off road parking and the inclusion of a games room/bar adds a fun and recreational element to the house, making it ideal for families or those who love to entertain.

Briefly comprising entrance hall, living room, sitting room, dining room, office space, breakfast kitchen, downstairs WC, games room/bar, utility area, master bedroom with ensuite shower room, four further sizeable bedrooms, dressing area and family bathroom.

Don't miss out on the opportunity to own this fantastic property...book your viewing with Hunters today!

## ENTRANCE HALL

A uPVC glazed door leads into an inviting roomy entrance hall, making a great impression on any guest, comprising door leading to a large built in cloakroom, further built in storage cupboard, oak laminate flooring, wall mounted radiator, inset spotlights, stairs rising to the first floor with stylish oak and chrome banister and further doors leading to the downstairs WC, living room and through to the kitchen/diner.

## DOWNSTAIRS WC

A handy addition to any busy household and great for guests, comprising low flush WC, corner hand basin, wall mounted radiator and oak laminate flooring.

## LIVING ROOM

21'3" x 12'1" (total of both rooms) (6.5 x 3.7 (total of both rooms))

An elegant living room, flooded in natural light through a large front facing uPVC bay window, also comprising wall mounted radiator, aerial point, telephone point and opening out into a further sitting area or dining room, creating a great family hub.

## SITTING ROOM/DINING AREA

A extension of the living room, currently used as a play room, can be kept open plan or could easily be made into two rooms again if desired, comprising wall mounted radiator and glazed French doors opening out onto the studio area.

## STUDIO/DINING AREA

13'5" x 12'4" (4.11 x 3.76)

The possibilities are endless for this space, currently being used as a dining room, but could be a studio, gym, art room, home office...the lofty space is drenched in natural light through three uPVC windows, two velux windows and French uPVC doors opening out onto the roof terrace. Also comprising laminate flooring and inset spotlights. Stepping out onto the terrace you are greeted with a captivating view for miles, a great spot for that early morning coffee or evening aperitif.

## OFFICE SPACE

8'10" x 8'6" (2.7 x 2.6)

A useful space for a home office maybe, or you may have other ideas...comprising laminate flooring, uPVC window, wall mounted radiator, glazed oak door leading to the hallway and opening out into the kitchen/diner

## KITCHEN/DINER

23'1" x 8'0" (7.04 x 2.44)

An impressive, on trend, light grey galley style kitchen, hosting an array of wall and base units providing plenty of storage space, contrasting dark grey work surfaces, inset one and half bowl sink and drainer with matching mixer tap, integrated electric oven and grill, inset electric induction hob with stainless steel extractor hood above, integrated wine cooler, plumbing for a dishwasher, space for a tall fridge/freezer, oak laminate flooring, inset spotlights, wall mounted radiator, two uPVC windows to front and rear elevation and a space for a dining table.

## BEDROOM 1

12'2" x 11'8" (3.73 x 3.58)

Currently used as the master bedroom, this bright and calming bedroom hosts a large front facing uPVC window and wall mounted radiator.

## BEDROOM 2

12'4" x 12'2" (3.78 x 3.73)

Currently used as the nursery but could be a very large double bedroom also, hosting fitted wardrobes, uPVC window and wall mounted radiator.

## BEDROOM 3

15'10" x 8'1" (4.83 x 2.48)

Originally the master bedroom but now used as a sophisticated home office, complete with built in his and hers desks, wall mounted radiator, front facing uPVC window and door leading into the ensuite bathroom.

## ENSUITE SHOWER ROOM

A sleek, monochrome ensuite hosting a glass shower cubicle, white gloss vanity unit with inset ceramic sink, low flush WC, wall mounted chrome heated towel rail, tiled flooring, inset spotlights, extractor fan and frosted uPVC window.

## BATHROOM

A generously sized, stylish family bathroom hosting a white bath, corner glass shower cubicle with luxurious drench shower, wall mounted grey/wood vanity unit with inset ceramic sink, low flush WC, large built in storage cupboard that also houses the Combi boiler, wall mounted chrome heated towel rail, tiled flooring, inset spotlights, extractor fan and frosted uPVC window.

## Landing Area, Dressing Room

Stairs continue to rise from the bedrooms up to the second floor, on your way and outside Bedroom 1 there is a convenient large dressing area complete with plenty of rails and racks, lighting, wall mounted radiator and uPVC window, the perfect space offering that extra storage we all crave!

## BEDROOM 4

24'6" x 16'7" (7.49 x 5.08)

An impressively sized attic room, which would also lend itself to an ensuite if desired and a new master bedroom could be created, currently it creates a lovely guest room, light and airy with 2 Velux windows and a further uPVC window, a door leads to a large walk in closet, also comprising two wall mounted Victoria style radiators, inset spotlights, two rows of built in vanity units/drawers and perfect alcoves to create more designated areas storage if desired.

## BEDROOM 5

16'4" x 7'10" (4.98 x 2.4)

A great single bedroom, currently used a dressing room, comprising velux window and wall mounted radiator.

## GAMES ROOM/BAR

23'9" x 13'5" (7.25 x 4.09)

A sumptuous, decadent bar area, the perfect spot to relax, socialise or entertain friends, but once again could be used for so many things, a playroom, a home gym, a games room...the room comprises wall mounted radiator, industrial lighting, two small doors leads to further under house storage and glazed French doors open out onto the deck, creating that great social space.

Built into the room is also a utility area, offering an array of cream units, contrasting wood effect work surfaces, stainless steel sink and drainer, under counter space and plumbing for a washing machine and dryer, also space for a further fridge if desired.

## Garage

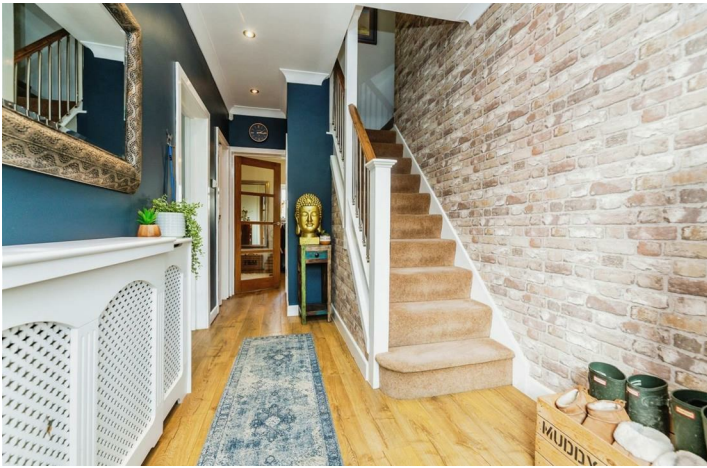
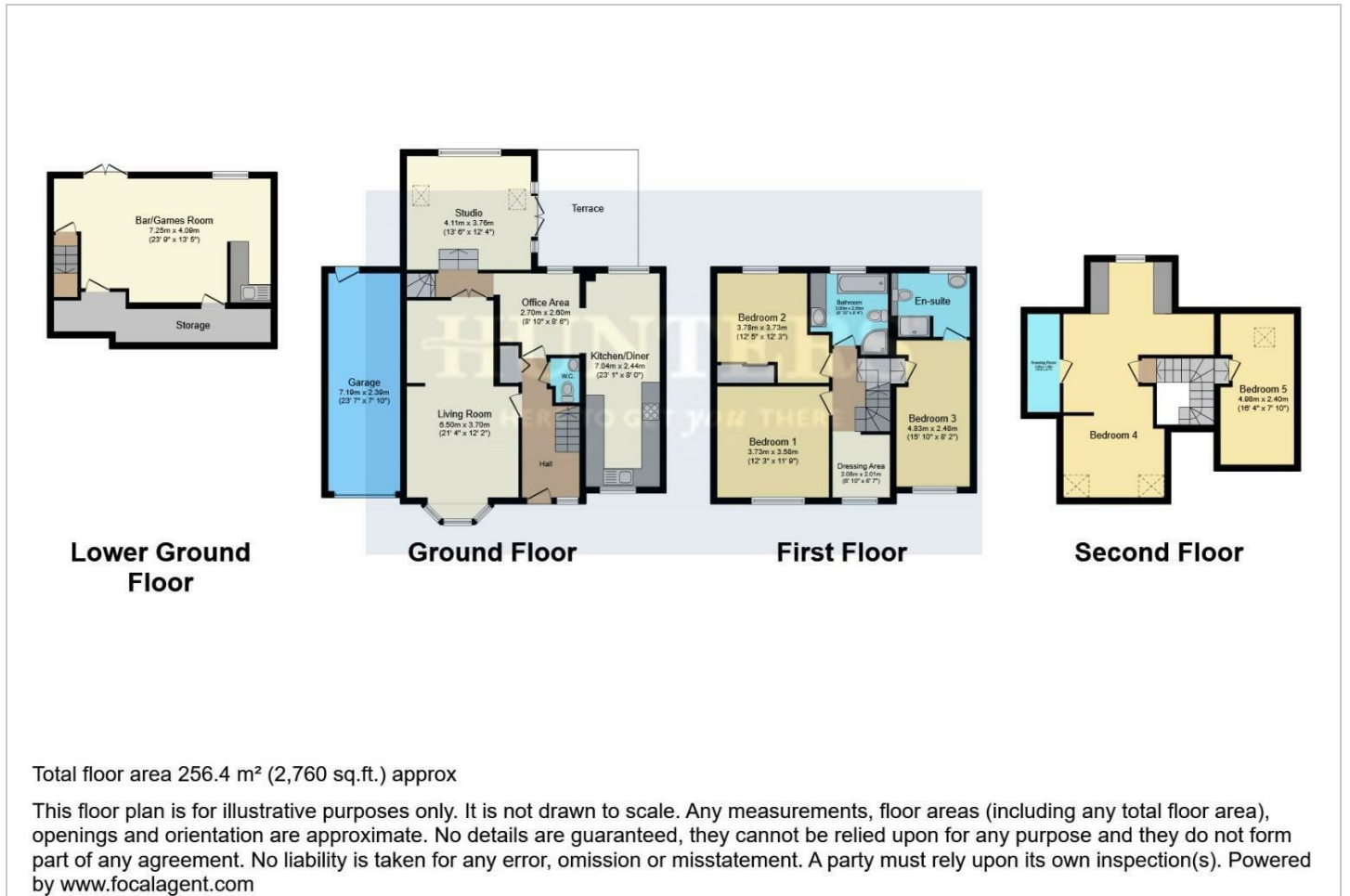
23'7" x 7'10" (7.19 x 2.39)

Offering secure off road parking or plenty of extra storage, comprising up and over door and rear access door to garden.

## EXTERIOR

To the rear of the property is a very private, sunken garden, fully enclosed and drenched in sunlight. Boasting a sizeable block paved patio providing a great space to entertain in the summer months, a large wooden gazebo which houses an indulgent multi jet hot tub and provides a great BBQ spot, a neat lawn area, well maintained flower beds, greenhouse, outdoor lighting, outdoor tap and sockets. The front of the property hosts an impressive block paved, walled driveway providing off road parking for at least three cars.

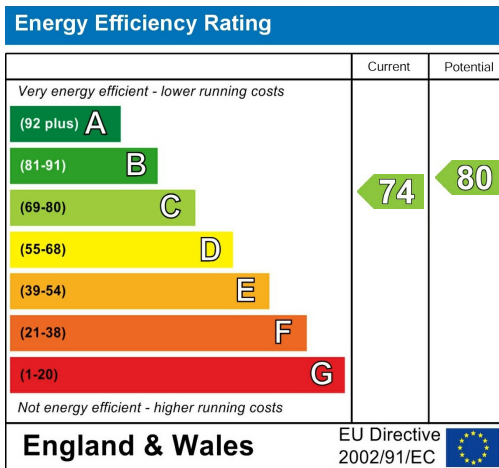
# Floorplan







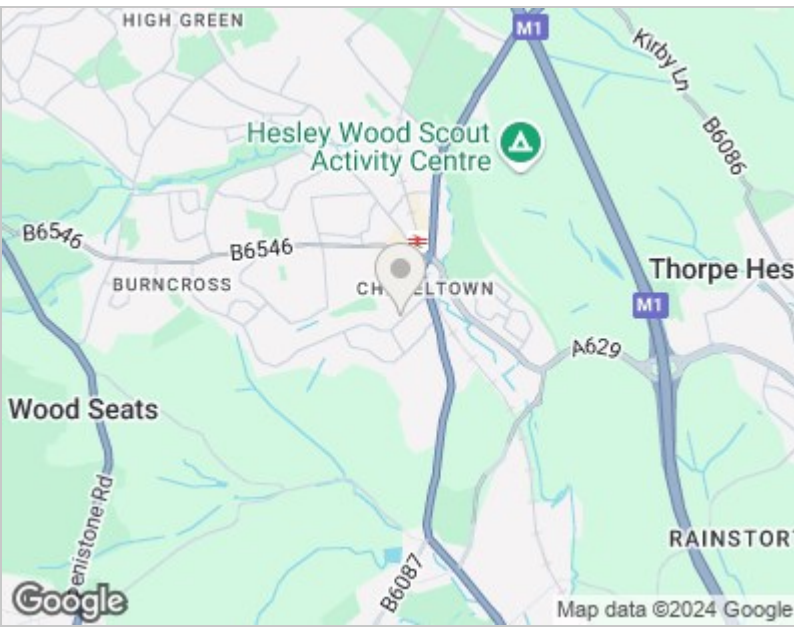
## Energy Efficiency Graph



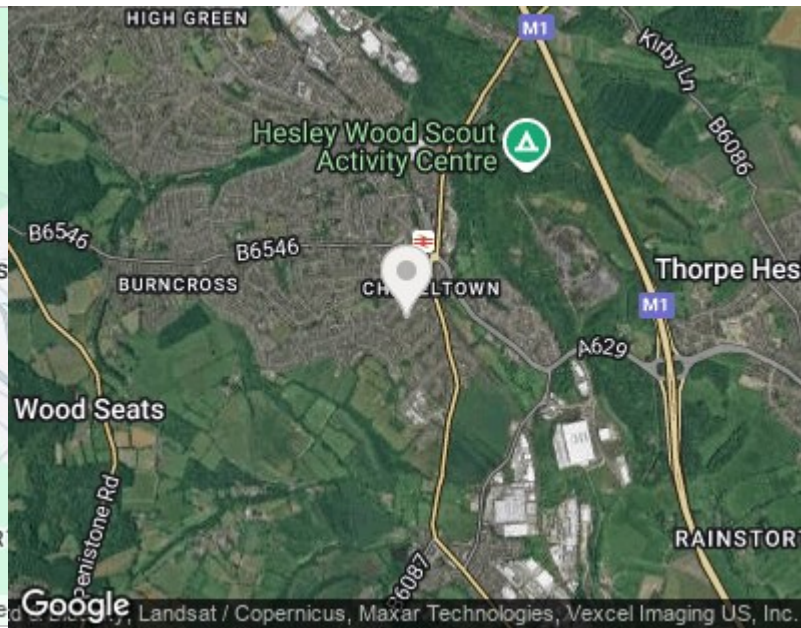
## Viewing

Please contact our Hunters Chapelton 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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