



## Stephen Drive

Grenoside, Sheffield, S35 8QY

Asking Price £245,000

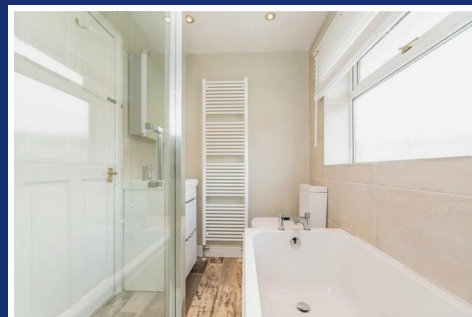


- 3 BED SEMI DETACHED
- EXTENDED KITCHEN AND LIVING SPACE
- CONTEMPORARY FAMILY BATHROOM
- GARDENS TO FRONT AND REAR
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- COUNTRY STYLE GALLEY KITCHEN
- QUIET CUL DE SAC
- OFF ROAD PARKING PLUS GARAGE
- COUNCIL TAX BAND B

# Stephen Drive

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Asking Price £245,000



**NO UPWARD CHAIN!** Welcome to this charming and spacious 3 bed semi-detached house on Stephen Drive in the picturesque village of Grenoside, Sheffield. Located on a tranquil cul de sac, this property is walking distance to an array of pubs and shops as well as the local woodland, serviced by good public transport routes, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley, Rotherham and Manchester.

The property boasts a sizable living area and kitchen; having been extended to offer more space with scope to reconfigure to create a more open plan feel if desired, characterful features such as a gas flame stove and internal stone walling, contemporary bathroom, plenty of fitted storage, sizeable garden and courtyard area to front, ample off road parking with gated driveway, a detached single garage and with no upward chain it is ready to move straight in!

Don't miss the opportunity to make this extended property your new home. With its blend of modern amenities and traditional features, this house offers the best of both worlds. Contact us today to arrange a viewing and experience the beauty and size of this delightful home for yourself.

## KITCHEN

15'8" x 7'10" (4.79 x 2.4)

An impressive, extended, country style galley kitchen hosting an array of solid wood wall and base units providing plenty of storage space, cabinet lighting and plinth LEDs, luxurious granite work surfaces, inset stainless steel sink with carved drainer and chrome mixer tap, inset stainless steel gas hob with extractor fan above, integrated electric oven, under counter space and plumbing for washing machine and further appliances, housed Combi boiler, real wood flooring, rustic accent stone walling, two uPVC windows, Velux window, inset spotlights, telephone point, wall mounted radiator and glazed uPVC front door.

## HALLWAY/PORCH

A roomy hallway and porch area, neutrally decorated, hosting a large understairs storage cupboard, wall mounted radiator, telephone point, sizeable porch area complete with tiled flooring perfect for muddy paws or wellies, a handy built in cloakroom area, two uPVC windows and glazed uPVC door.

## LOUNGE

20'8" x 9'10" (6.3 x 3)

A spacious, light and airy living area drenched in natural light through a large front facing uPVC bay window overlooking the garden and beyond, hosting a charming exposed brick and marble fireplace with inset gas stove creating a great focal point to the room and cosy atmosphere in the wintry months, also comprising ambient wall lights, wall mounted radiator, aerial point and telephone point. Opening out into the dining area to create a great social space or family hub.

## DINING ROOM

8'6" x 6'6" (2.6 x 2)

A great extra addition to the living space, currently used as a dining area and the stud wall could be taken down to open it out into the kitchen if desired, would also make a nice reading area or play area, comprising laminate flooring, two velux windows, inset spotlights, wall mounted radiator and French uPVC doors opening out onto the front courtyard.

## LANDING

Hosting the loft hatch with fitted ladders leading to a fully boarded loft with lighting, also comprising uPVC window and door leading to all bedrooms and bathroom.

## BEDROOM 1

11'1" x 10'9" (3.4 x 3.3)

A good size double bedroom boasting a wall of mirrored wardrobes, laminate flooring, wall mounted radiator, telephone point and rear facing uPVC window.

## BEDROOM 2

9'10" x 9'0" (3 x 2.76)

A further double bedroom complete with fitted wardrobes, laminate flooring, wall mounted radiator and front facing uPVC window.

## BEDROOM 3

6'11" x 6'6" (2.12 x 2)

A great single bedroom, currently fitted out with an array of wardrobes, drawers and a cabin bed, could easily be changed to provide a great nursery or home office if desired, comprising laminate flooring, wall mounted radiator and rear facing uPVC window.

## BATHROOM

7'10" x 5'5" (2.4 x 1.66)

A generously sized, contemporary bathroom, fully tiled with textured wood effect grey floor tiling also, comprising bath, separate glass shower cubicle, white vanity unit with inset ceramic sink, low flush WC, tall wall mounted white heated towel rail, inset spots, extractor fan and frosted uPVC window.

## GARAGE

18'0" x 9'4" (5.5 x 2.85)

Offering that extra storage space we all crave and was used as a summer house in previous years, comprising up and over door, side French uPVC doors, lighting and sockets throughout.

## EXTERIOR

The front of the property hosts great kerb appeal with an array of well established shrubs and bushes, which not only create a little bit more privacy but also adds splashes of colour throughout the year. A long gated driveway offers off road parking for up to two cars. There is also a hidden front courtyard, great for chasing the sun throughout the day, this stone patio area is surrounded by well stocked borders, outside lighting and a tranquil millstone water feature with outdoor socket. To the rear of the property is a sizeable, fully enclosed garden, with raised slabbed terrace, a neat lawn area, drained pond with cascading water feature if you want to bring it back to life, lower slabbed patio area perfect for entertaining in the summer months and plenty more captivating borders.

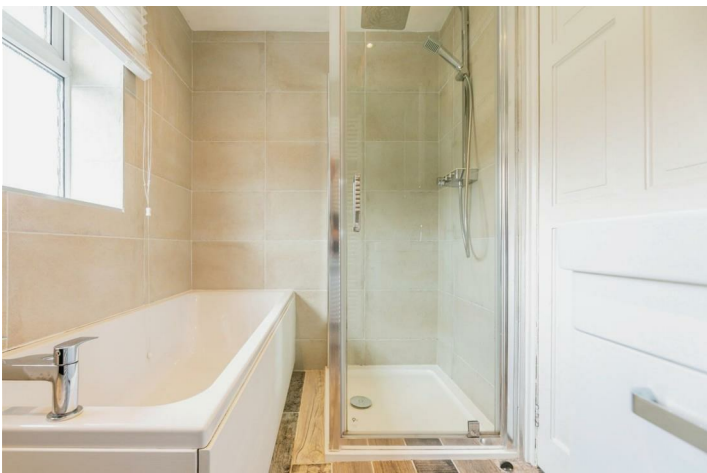
# Floorplan



Total floor area 105.1 m<sup>2</sup> (1,132 sq.ft.) approx

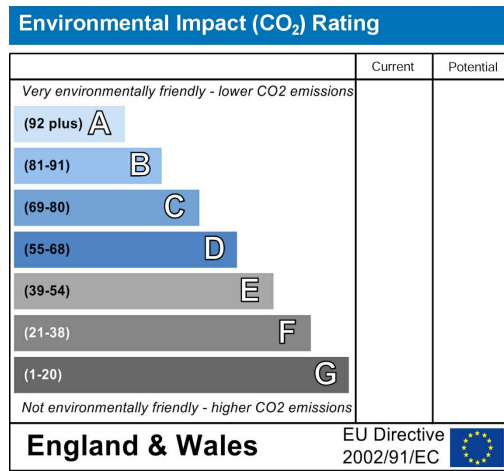
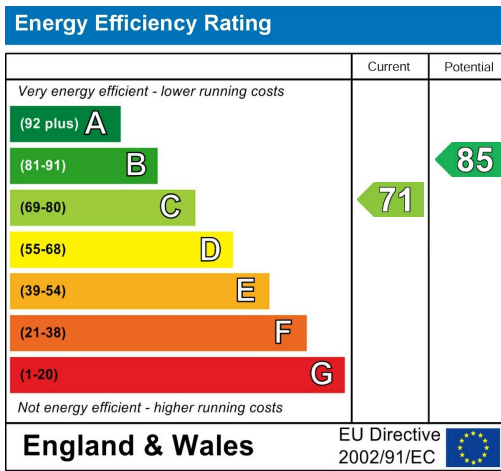
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







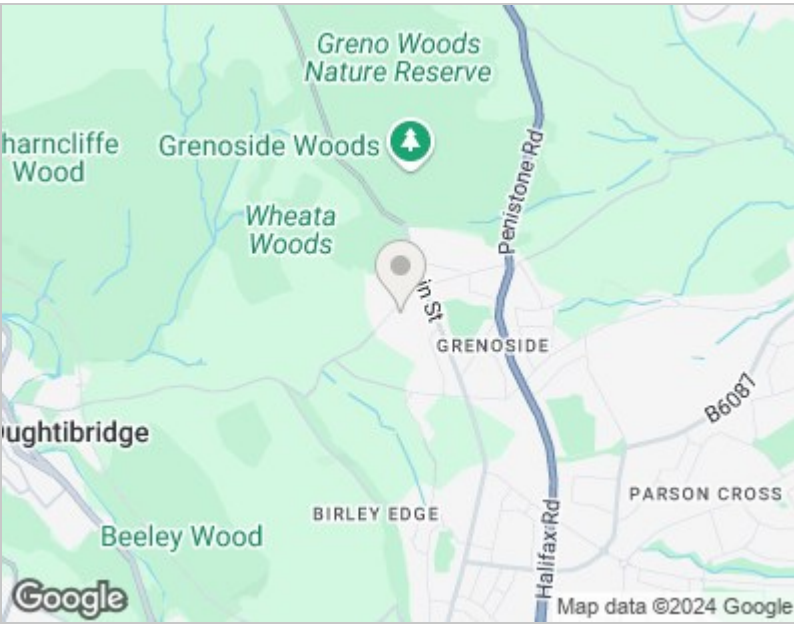
### Energy Efficiency Graph



### 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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