



Larch Grove

Chapelton, Sheffield, S35 1QF

Offers In Excess Of £270,000



- 3 BED SEMI DETACHED
- STYLISH THROUGHOUT
- THREE LEVELS OF ACCOMMODATION
- IMPRESSIVE MASTER BEDROOM SUITE
- GREAT COMMUTER LOCATION

- DOUBLE STOREY EXTENSION
- GENEROUS DIMENSIONS - 3 DOUBLE BEDROOMS
- CONTEMPORARY FIXTURES AND FITTINGS
- SIZEABLE, FULLY ENCLOSED GARDEN
- COUNCIL TAX B

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Welcome to Larch Grove, Chapelton, Sheffield - a stylish, extended, 3 bed semi detached home. Located in the perfect commuter location area of Chapelton, Sheffield, within 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

The property boasts a contemporary kitchen and bathrooms, generous dimensions, sleek decor and the impressive master suite is a standout feature, complete with a dressing area and ensuite bathroom, providing a luxurious retreat within your own home. Outside, the well-landscaped garden offers a tranquil space to relax and unwind, perfect for enjoying a morning coffee or hosting gatherings with friends and family. With off road parking available on the driveway, convenience is at your doorstep.

Whether you're looking for a peaceful sanctuary to call your own or a stylish space to entertain guests, this 3-bed extended semi-detached house has it all. Don't miss out on the opportunity to make this house your home - schedule a viewing today and experience the beauty and comfort that Larch Grove has to offer!

KITCHEN

13'5 x 7'3 (4.09m x 2.21m)

A sleek and contemporary breakfast kitchen, offering an array of white gloss wall and base unit providing plenty of storage space, contrasting concrete effect work surfaces, inset stainless steel sink and drainer with matching mixer tap, integrated stainless steel gas hob with extractor hood above, integrated stainless steel electric double oven, space for free standing fridge/freezer, karndean flooring, wall mounted vertical white modern radiator, uPVC window and glass sliding door leading to the dining room.

DINING ROOM

13,5 x 8'5 (3.96m, 1.52m x 2.57m)

A well presented dining area, opening out from the kitchen and living room creating a great social space or family hub, complete with karndean floor, wall mounted vertical white radiator, telephone point, cloakroom storage and glass door which leads to the front porch.

UTILITY ROOM

11'2 x 10'2 (3.40m x 3.10m)

An invaluable extra space hosting modern white base units, concrete effect work surface with built in stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and dryer, storage cupboard with wall mounted boiler, Karndean flooring, wall mounted radiator, wall lighting and glazed uPVC patio doors with perfect fit blinds leading to the exterior.

LIVING ROOM

18'4 x 15'11 (5.59m x 4.85m)

A beautiful, light and airy living space drenched in natural light through large rear facing uPVC sliding patio doors opening out directly onto the decking, creating a great social space in the summer months, also hosting a charming stone effect fireplace with electric flame effect fire giving a great focal point to the room and cosy feel in the wintry months, brushed steel dimmable spotlights, wall mounted radiator, aerial point, telephone point and staircase leading up to the top floor.

MASTER BEDROOM

A superb master suite hosting an array of fitted wardrobes and designated dressing area, comprising two wall mounted radiators, aerial point, spotlights, two front facing uPVC windows with bespoke wooden shutters and door leading to ensuite shower room.

ENSUITE

A contemporary ensuite, tiled in natural tones, hosting white gloss fitted vanity unit with inset ceramic sink

complete with chrome waterfall tap, low flush WC, glass shower cubicle with chrome shower, wall mounted radiator, inset spotlights and frosted uPVC window.

BEDROOM 2

16'5 x 7'3 (5.00m x 2.21m)

A large double bedroom hosting a rear facing uPVC window with bespoke shutters, wall mounted radiator and laminate flooring.

BEDROOM 3

10'4 x 10'3 (3.15m x 3.12m)

A further good sized double bedroom, currently used as a play room, could be used as a home office, comprising two rear facing uPVC windows with bespoke shutters, wood effect laminate and wall mounted radiator.

BATHROOM

9'10 x 6'3 (3.00m x 1.91m)

A sumptuous, generously sized family bathroom, tiled in monochrome mosaic, boasting a separate extra large shower cubicle with electric shower, light wood vanity unit with ceramic sink, low flush WC, sleek vertical white wall mounted radiator, inset spots and frosted uPVC window.

EXTERIOR

The front of the property boasts beautiful kerb appeal with a neat front lawn and blocked paved driveway in front of the garage providing off road parking for at least two cars. To the rear of the property is a fully enclosed, well landscaped tiered garden, an extensive decked patio area offers the perfect spot for entertaining in the summer months, steps lead up to a further lawn, also hosting outdoor tap and lighting.

GARAGE

11'10 x 7'5 (3.61m x 2.26m)

Providing that extra storage we all want or secure off road parking, comprising roller door, lighting, water tap and sockets.

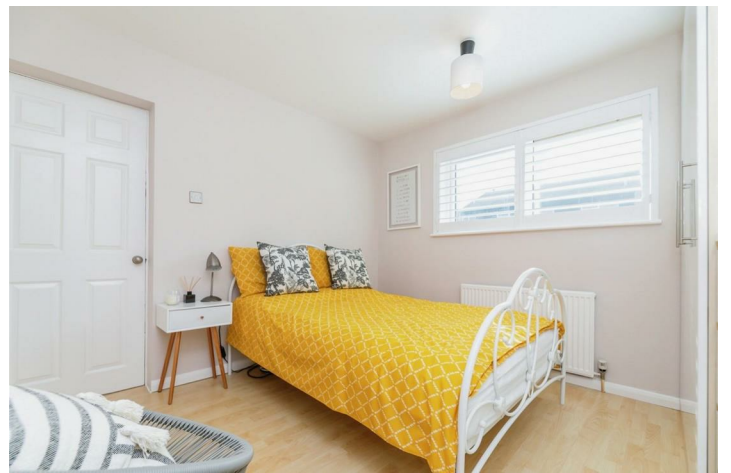
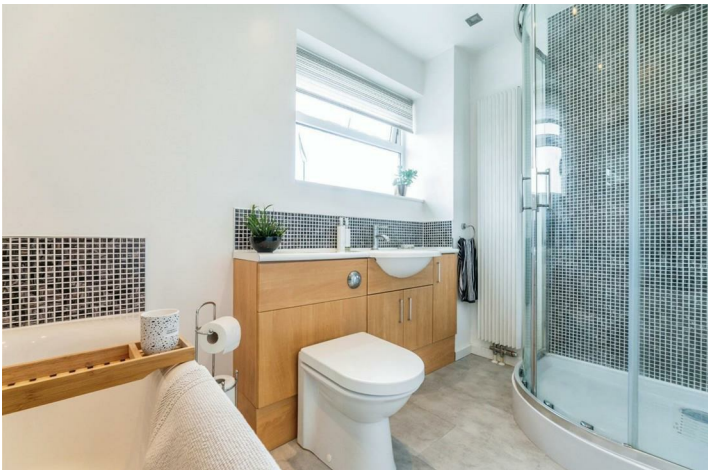
Floorplan



Total floor area 123.1 sq.m. (1,325 sq.ft.) approx

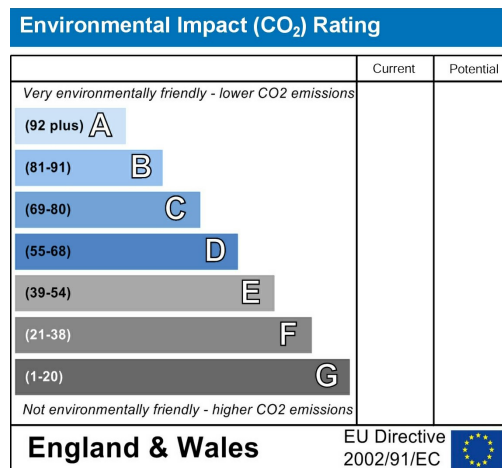
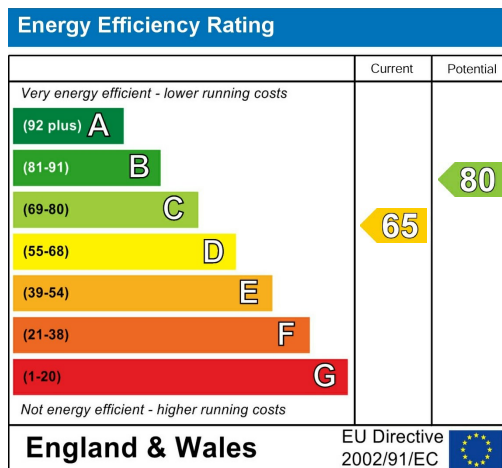
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







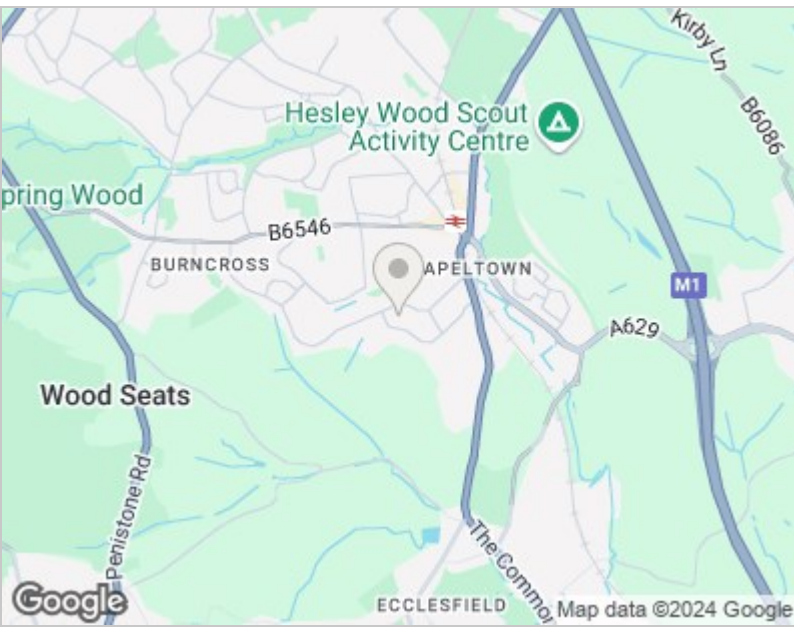
Energy Efficiency Graph



Viewing

Please contact our Hunters 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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