



Grenoside Grange Close

Grenoside, S35 8LY

Guide Price £300,000 - £320,000



- 3 DOUBLE BEDROOM DETACHED
- MOVE STRAIGHT IN
- NEUTRAL, STYLISH DECOR
- AMPLE OFF ROAD PARKING INCLUDING GARAGE
- CLOSE TO LOCAL AMENITIES

- 3 ENSUITES
- GENEROUS DIMENSIONS
- STUNNING LANDSCAPED GARDEN
- SOUGHT AFTER COMMUTER LOCATION
- COUNCIL TAX BAND E

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UNEXPECTEDLY BACK ON THE MARKET!!! GUIDE PRICE £300,000 - £310,000. Nestled in the leafy Grenoside Grange Close, Sheffield, this immaculate 3 double bed detached house, offers a perfect blend of modern living and serene surroundings. Located within walking distance of an array of amenities and the village, a stones throw from local woodland for a breath of fresh air, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield Centre, Barnsley, Rotherham and Manchester.

The property boasts three double bedrooms, each accompanied by its own modern ensuite bathroom, ensuring both comfort and privacy for all residents. With accommodation spread over three floors, there is ample space for a growing family or those who love to host visitors. One of the standout features of this home is the stunning tiered garden, providing a contemporary, low maintenance outdoor space for relaxing, gardening, or enjoying al fresco dining on warm summer evenings. The property hosts contemporary fixtures and fittings throughout which add a touch of elegance and style to the living spaces. Ample off road parking is available for two cars on the driveway along with an integral garage. The property is ready and waiting for you to move straight in!

Briefly comprising entrance hall, downstairs WC, stunning kitchen/diner, sumptuous living room, three double bedroom with their own ensembles and integral garage.

Don't miss the opportunity to make this house your home and experience the best of modern living in a tranquil village setting....book now to avoid disappointment!

ENTRANCE HALL

Through a glazed composite door leads into a roomy entrance hall, a great impression on any guest, comprising large built in storage cupboard/cloakroom, Karndean flooring, wall mounted radiator, telephone point, alarm panel, stairs rising to the first floor and doors leading to garage, downstairs WC and kitchen/diner.

DOWNSTAIRS WC

A handy addition to any busy household, comprising white low flush WC, wall mounted hand basin, laminate flooring, wall mounted radiator, inset spotlights and extractor fan.

KITCHEN DINING ROOM

15'8" x 17'3" (4.8 x 5.28)

A stylish, family orientated space, offering an array of on trend stone coloured gloss wall and base units providing plenty of storage space, contrasting grey wood effect work surfaces, inset black one and half bowl sink and drainer with chrome mixer tap, integrated stainless steel gas five ring hob and electric oven with stainless steel extractor hood over, integrated tall fridge/freezer, integrated dishwasher, wall mounted radiator, inset spotlights, wood effect flooring with under floor heating, aerial point and uPVC French doors with windows either side opening out into the garden, creating a great social space.

FIRST LANDING

With stairs rising to the second floor and doors leading to the living room and Bedroom 3.

LIVING ROOM

15'8" x 12'4" (4.8 x 3.77)

A light and airy living room drenched in natural light through a uPVC window and French doors opening out onto a glass balcony, perfect for al fresco evening drinks, hosting a wall mounted flame effect fire giving a great focal point to the room and cosy feel in the winter months, also comprising two wall mounted radiators, aerial point and telephone point.

BEDROOM 3

12'8" x 7'3" (3.87 x 2.22)

A good sized double bedroom, flooded with natural light through a large rear facing uPVC window, also comprising wall mounted radiator, aerial point and door leading to en suite shower room.

EN SUITE SHOWER ROOM

A sleek shower room, tiled in natural tones, comprising large glass shower cubicle with electric shower, white gloss vanity unit with inset sink, low flush WC, shaver point, wall mounted chrome heated towel rail, inset spot lights and extractor fan.

SECOND LANDING

Comprising loft hatch with fitted ladders and doors leading to master bedroom and bedroom 2.

MASTER BEDROOM

15'10" x 12'6" (4.84 x 3.83)

An impressively large master suite boasting two front facing uPVC window, a wall of wardrobes, two wall mounted radiators, aerial point, telephone point and door leading to the ensuite bathroom.

EN SUITE BATHROOM

A serene and sumptuous ensuite bathroom, tiled in natural tones, comprising bath with shower over, low flush WC, wall mounted ceramic hand basin, wall mounted chrome heated towel rail, inset spotlights and extractor fan.

BEDROOM 2

15'9" x 8'2" (4.82 x 2.5)

A further double bedroom comprising large rear facing upVC window over looking the garden, wall mounted radiator and door leading to the en suite shower room.

EN SUITE SHOWER ROOM.

A modern shower room, comprising glass shower cubicle, built in ceramic hand basin, low flush WC, inset spotlights, extractor fan and wall mounted chrome heated towel rail.

GARAGE

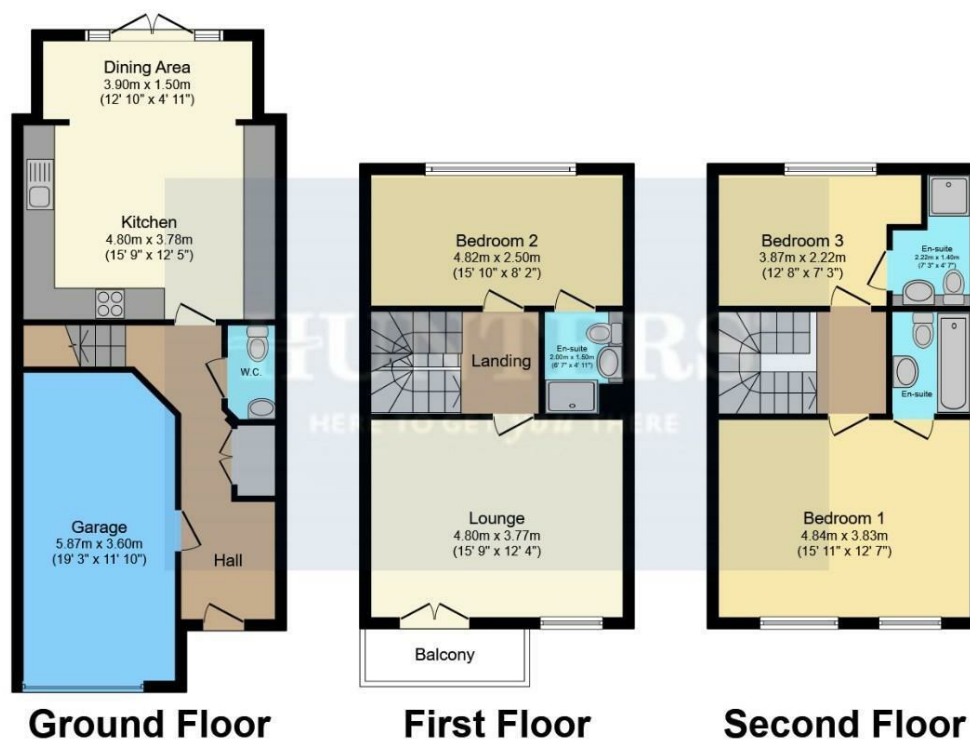
19'3" x 11'9" (5.87 x 3.6)

Offering that extra storage or secure parking we all crave, boasting an invaluable electric garage door, lighting, sockets, wall mounted stainless steel sink, black work surface tot he rear of the property, under counter space and plumbing for a washing machine/dryer, wall mounted Combi boiler, cold water tap, lighting, sockets and integral door leading into the hallway.

EXTERIOR

To the rear of the property in a stunning, well landscaped, fully enclosed tiered garden, offering an extensive Indian Stone slabbed patio, perfect for entertaining in the summer months and a well maintained and fully stocked, tiered garden providing an artificial lawn, glass panels and splashes of colour throughout the year. To the front of the property is a sizeable driveway offering off road parking for comfortably two cars.

Floorplan



Total floor area 135.7 sq.m. (1,461 sq.ft.) approx

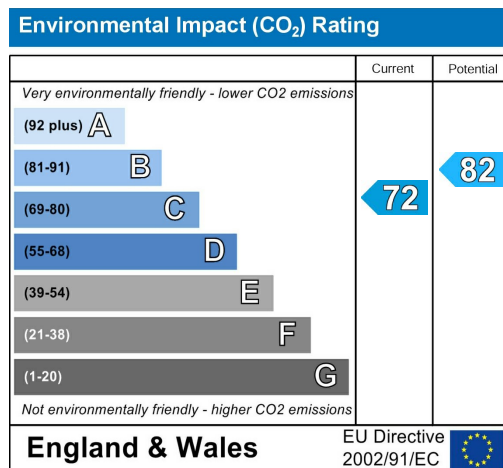
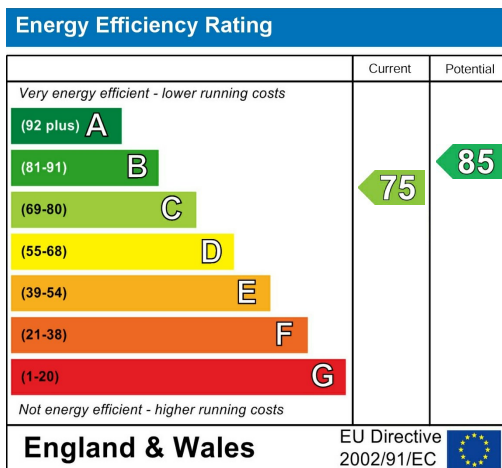
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







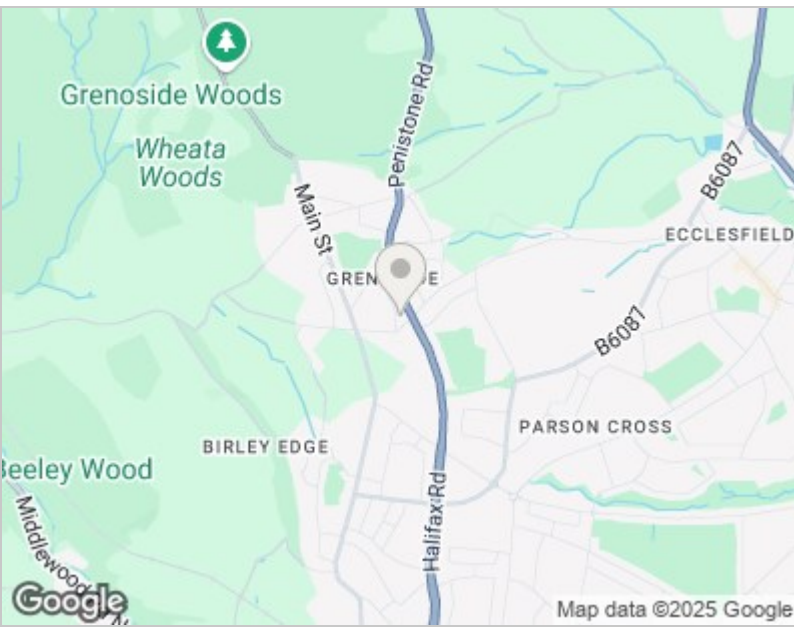
Energy Efficiency Graph



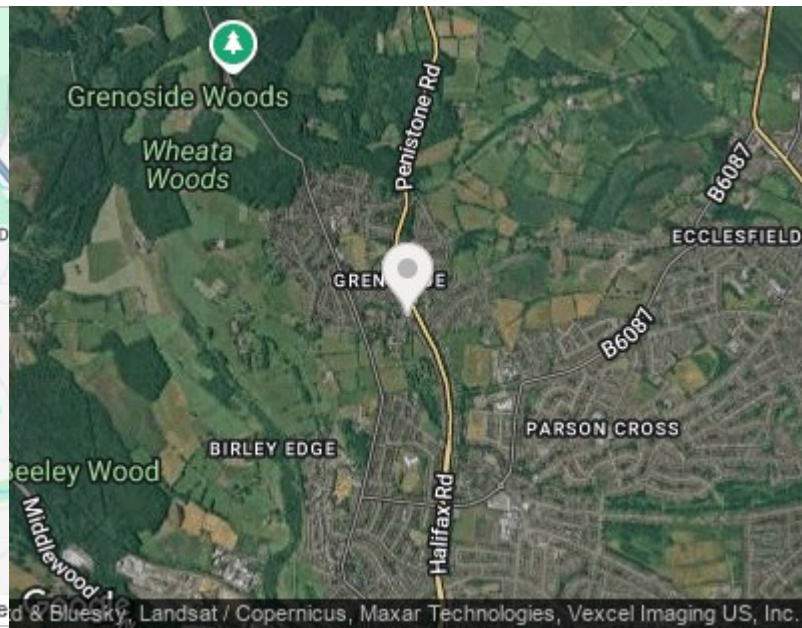
Viewing

Please contact our Hunters 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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