



## Ashwood Road

High Green, S35 4EY

Guide Price £325,000 - £350,000



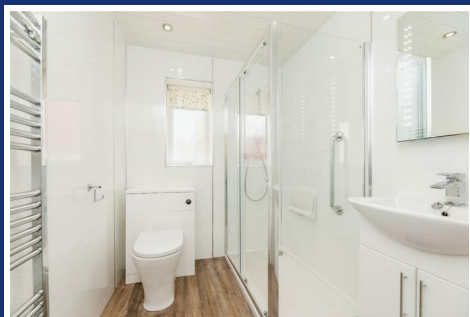
- 3 BED DETACHED BUNGALOW
- IMMACULATELY KEPT
- GENEROUS ROOM DIMENSIONS
- SUN ROOM
- PLENTY OF STORAGE THROUGHOUT

- NO UPWARD CHAIN
- CONTEMPORARY KITCHEN AND BATHROOM
- FLEXIBLE LAYOUT
- LOW MAINTENANCE, SOUTH FACING GARDEN
- COUNCIL TAX BAND D

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GUIDE PRICE £325,000 - £350,000. UNEXPECTEDLY BACK ON THE MARKET!!!! NO UPWARD CHAIN!

Welcome to this stunning 3 bed bungalow located on Ashwood Road, a quiet cul de sac in High Green, Sheffield. Hosting an elevated position and located close to an array of amenities, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

This immaculate property boasts a contemporary kitchen and bathroom adding a touch of modern elegance, a delightful sunroom, ideal for enjoying a morning cup of tea or relaxing with a good book, an extremely flexible layout for you to use as you wish, ample storage space, both internally and in the garage, ensuring that you have plenty of room to keep your belongings organized and out of sight, the low maintenance south-facing garden is a tranquil oasis where you can soak up the sun and entertain guests in style and with no upward chain it is ready to move straight in!

Briefly comprising entrance porch, hallway, living room, kitchen, master bedroom with ensuite, two further good sized bedrooms; one currently used as a dining room, sun room, bathroom and garage.

Don't miss the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing and experience the charm of Ashwood Road for yourself.

## ENTRANCE PORCH

Through a glazed uPVC door leads into a handy porch area, perfect for muddy wellies or paws, comprising uPVC window and glazed uPVC door leading into the hallway.

## HALLWAY

A roomy hallway, a great impression on any guest, boasting three invaluable large storage cupboards, wall mounted radiator, wall lights, loft hatch, alarm panel, telephone point and doors leading to all rooms, with glazed oak French doors opening out into the living room.

## LIVING ROOM

19'0" x 10'9" (5.8 x 3.3)

A light and airy living room drenched in natural light through 3 uPVC windows, boasting an exquisite dark hard wood carved fireplace with tiled hearth and flame effect electric fire, giving a great focal point to the room and cosy feel in the wintry months, also comprising ambient wall lights, wall mounted radiator and aerial point.

## KITCHEN

14'5" x 10'2" (4.4 x 3.10)

A stunning, contemporary kitchen boasting an array of stone coloured wall and base units providing plenty of storage space, contrasting granite effect work surfaces, over counter spot lights, inset one and a half bowl sink and drainer with chrome mixer tap, inset 4 ring induction hob with extractor hood above, integrated appliances include; electric oven, grill, dishwasher and tall fridge/freezer, under counter space and plumbing for a washing machine and dryer, wall mounted stone coloured matt heated towel rail, inset spotlights and 2 uPVC windows.

## BEDROOM 1

13'1" x 10'11" (4 x 3.35)

A large master bedroom hosting a wall of fitted light wood wardrobes and side tables, over bed spotlights, wall mounted radiator, uPVC window and door leading to ensuite.

## ENSUITE

A convenient addition, fully panelled in fresh white, comprising white gloss vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail, extractor fan, inset spotlights and frosted uPVC window.

## DINING ROOM/ BEDROOM 2

11'1" x 9'10" (3.4 x 3)

Currently used as a well presented, spacious dining room, but originally a second double bedroom, comprising uPVC window, wall mounted radiator and uPVC glazed door leading directly into the sun room.

## BEDROOM 3

11'5" x 9'10" (at widest points) (3.5 x 3 (at widest points))

A further good sized third bedroom, could also make a great home office or hobby room, comprising wall mounted radiator and uPVC window.

## SUN ROOM

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

Allowing you to enjoy the garden all year round and giving you that extra living space to use as you wish, comprising fan light, wall lights, wall mounted radiator, sockets, uPVC window and uPVC glazed door opening out onto the garden.

## BATHROOM

9'2" x 5'10" (2.8 x 1.8)

A generously sized, sleek bathroom, fully clad, boasting a large glass shower cubicle, white gloss vanity unit with inset ceramic sink, low flush WC, wall mounted chrome heated towel rail, extractor fan, inset spots and frosted uPVC window.

## GARAGE

19'8" x 9'10" (6 x 3)

Offering secure off road parking or that extra storage space we all crave, complete with electric remote control garage door, lighting, sockets, eaves storage, wall mounted Combi boiler, cold water tap, rear uPVC window and glazed uPVC door leading to the rear garden.

## EXTERIOR

The front of the property boasts great kerb appeal with an attractive low maintenance shale front with established shrubs and Indian stone detailing. A long driveway easily provides off road parking for at least two cars. Shallow steps with railings leads to the front porch, lit with outdoor lighting. To the rear of the property is a fully enclosed, sun drenched courtyard, fully slabbed giving you the perfect spot to sit out or entertain in the summer months, well stocked raised borders supply plenty of colour throughout the year and all complete with rear lighting.



## Floorplan



Total floor area 121.7 m<sup>2</sup> (1,309 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)



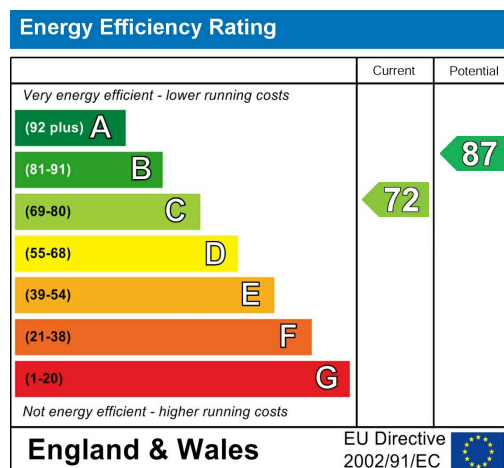








## Energy Efficiency Graph

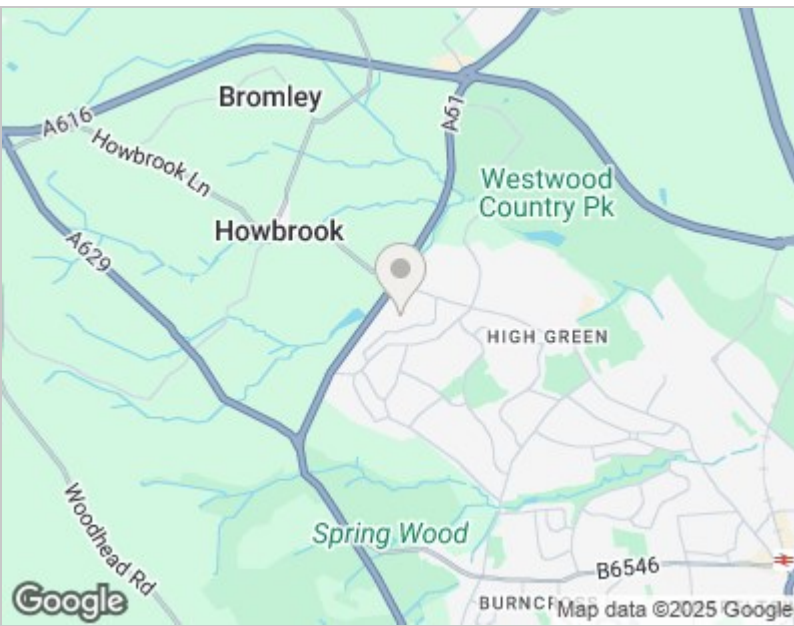


## Viewing

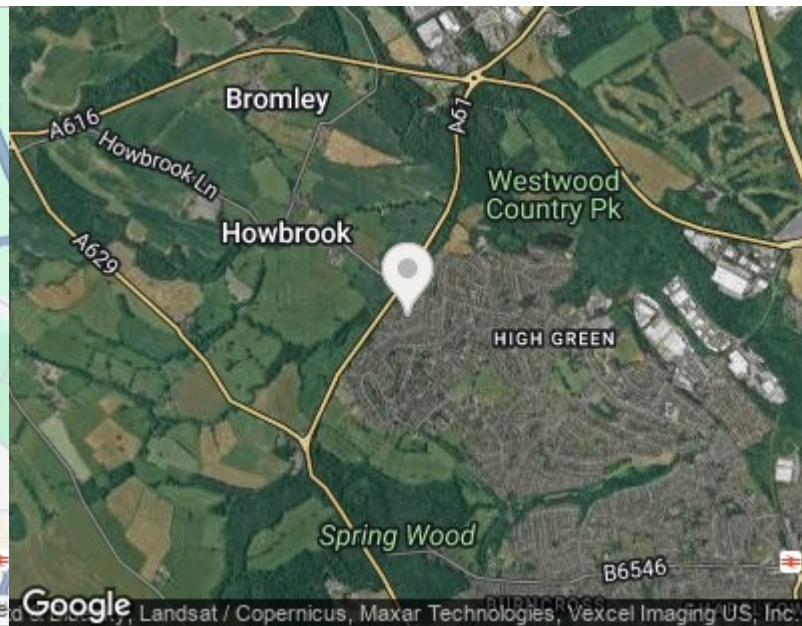
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



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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