



Binsted Way

Sheffield, S5 8NW

Guide Price £260,000 - £270,000

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- 3 BED SEMI DETACHED
- EXTENDED SITTING ROOM WITH STOVE
- CONTEMPORARY THROUGHOUT
- LOW MAINTENANCE, LANDSCAPED GARDENS
- CLOSE TO AN ARRAY OF AMENITIES
- STUNNING INTERIOR
- GENEROUS DIMENSIONS
- IMPRESSIVE KITCHEN DINER
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND B

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GUIDE PRICE £260,000 - £270,000. Don't miss out on this this stylish 3 bed semi-detached house on Binsted Way in Sheffield, hosting an impeccable finish and ready to move straight in!! This beautiful property is located on a popular estate close to an array of amenities, surrounded by reputable schools, serviced by good bus routes and with direct roads leading to Sheffield City, the Northern General Hospital and the M1.

The property boasts an extended sitting room featuring a cosy multi-fuel stove, perfect for those chilly evenings. The interior of this home is simply stunning, with tasteful décor and a warm ambiance throughout. One of the highlights of this property is the impressive, sleek open plan kitchen/diner, ideal for hosting family gatherings or entertaining guests. The layout is both practical and stylish, making it a great focal point of the house. Outside, the low maintenance landscaped garden offers a tranquil retreat where you can relax and unwind. Whether you have a green thumb or simply enjoy outdoor living, this space is sure to delight.

Briefly comprising entrance porch, kitchen/diner, utility room, downstairs WC, lounge, sun room, three good sized bedroom, family bathroom and garage.

Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the style and comfort that this property has to offer!

ENTRANCE PORCH

Through a composite glazed door leads into a handy porch area, the perfect cloakroom spot, comprising tiled flooring perfect for muddy wellies or paws, inset spots, telephone point and door leading into the kitchen/diner.

KITCHEN/DINER

15'10" x 12'10" (at widest points) (4.84 x 3.93 (at widest points))

An impressive, open plan kitchen/diner, a great family hub, hosting an array of grey gloss wall and base unit providing plenty of storage space, solid oak work tops, matching island/dining table, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, inset stainless steel 4 ring gas hob, electric oven with black tilted extractor hood above, space for an American style fridge/freezer, inset spot lights, wall mounted radiator, two additional vertical matt grey radiators, tiled flooring, uPVC window and two Velux windows. Oak doors lead to downstairs WC, utility room and lounge.

UTILITY ROOM

9'0" x 4'8" (2.76 x 1.44)

A convenient extra space hosting a wall of grey gloss wall and base units, wood effect work top, under counter space and plumbing for a washing machine and dryer, inset spots, tiled flooring and glazed composite door leading to the rear garden.

DOWNSTAIRS WC

A handy addition for any busy household, comprising grey gloss vanity unit with inset ceramic sink and low flush WC, also comprising inset spot and tiled flooring.

LOUNGE

15'6" x 14'9" (4.73 x 4.51)

A stylish living room, hosting characterful exposed brickwork detailing, laminate flooring, wall mounted electric pebble effect fireplace giving a great focal point to the room, ambient wall lights, two vertical matt grey radiators and opening out into the sun room creating a great social space.

SUN ROOM

12'10" x 8'10" (3.92 x 2.71)

A sumptuous sitting area drenched in natural light through floor to ceiling double glazed windows, hosting a charming multi fuel stove creating that much needed cosy feel in the wintry months, also comprising laminate flooring, inset spotlights and French doors opening out onto the raised decked area, creating a great social space.

LANDING

A roomy landing hosting a large uPVC window and loft hatch with fitted ladders leading to a partially boarded loft with lighting, the Combi boiler is also located in the loft area.

BEDROOM 1

11'9" x 9'0" (3.6 x 2.76)

An elegant master bedroom hosting an array of fitted white gloss wardrobes, laminate flooring, inset spotlights, aerial point, wall mounted radiator and large rear facing uPVC window hosting a view for miles over the Steel city.

BEDROOM 2

10'11" x 8'3" (3.34 x 2.52)

A further double bedroom boasting black gloss fitted wardrobes, laminate flooring, wall mounted radiator, aerial point and front facing uPVC window.

BEDROOM 3

8'10" x 6'3" (2.7 x 1.93)

A good sized single bedroom, nursery or home office if desired, comprising laminate flooring, wall mounted radiator, aerial point and rear facing uPVC window.

BATHROOM

7'9" x 6'10" (2.38 x 2.09)

A sleek and modern, generously sized family bathroom, fully tiled and panelled in natural tones, comprising 'P' shaped bath with drench shower over, wood effect vanity unit with inset ceramic sink and low flush WC, wall mounted black matt heated towel rail inset spots and frosted uPVC window.

GARAGE

15'10" x 6'6" (4.84 x 2)

Offering that extra storage we all crave, complete with a roller shutter door, lighting and sockets.

EXTERIOR

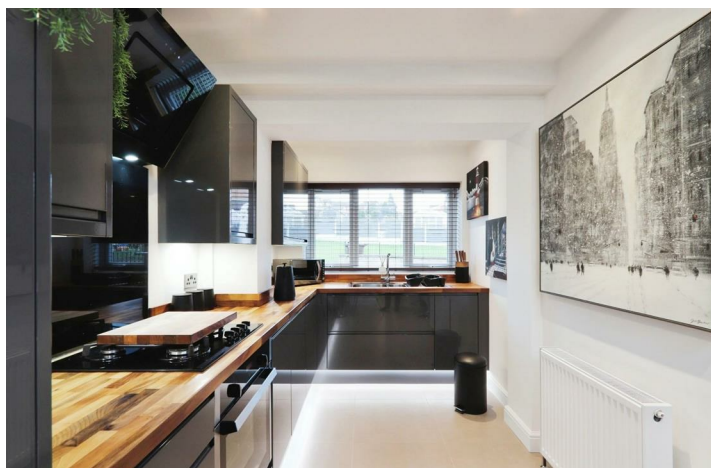
The front of the property hosts a low maintenance pebbled area and driveway providing off road parking, there is scope here to create further off road parking of desired. To the rear of the property is a sizeable, easily kept, fully enclosed, sun drenched garden, backing on to woodland, hosting an extensive raised decked area perfect for entertaining in the summer months, steps lead down to a sunken pebbled area with log store, also comprising outdoor tap and lighting.

Floorplan

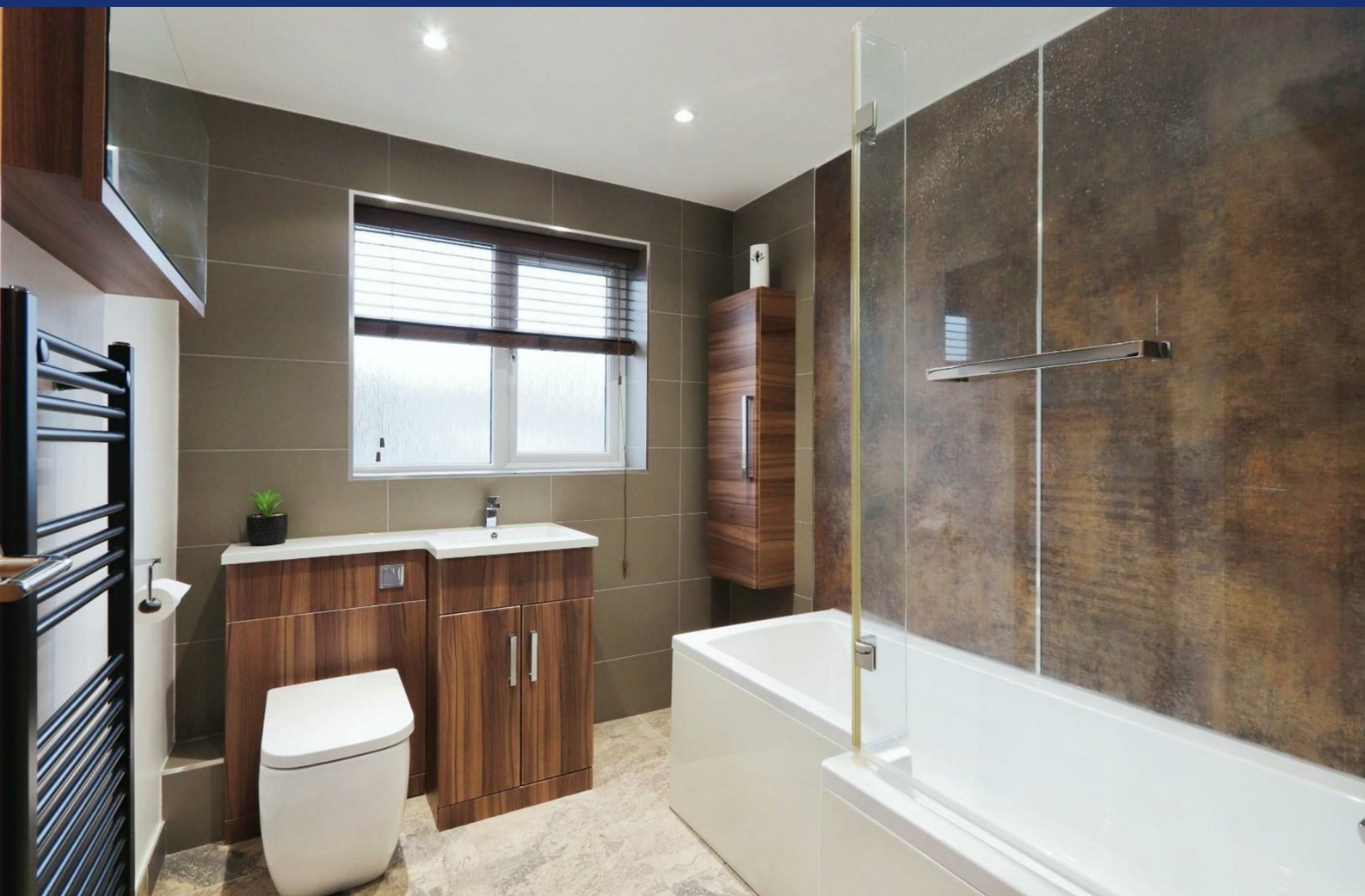


Total floor area 113.0 m² (1,216 sq.ft.) approx

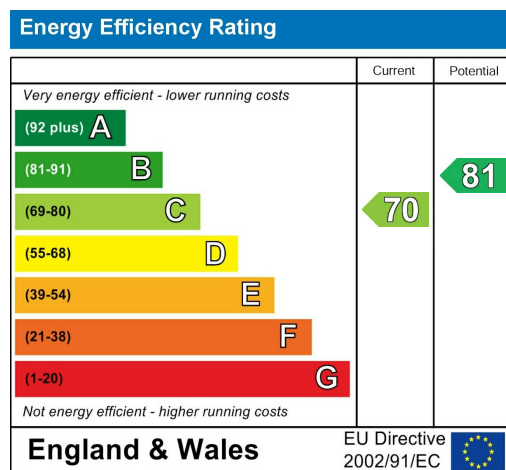
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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