



## Chapel Road

Chapeltown, Sheffield, S35 1ZF

Offers In The Region Of £325,000

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- 3 BED DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- GENEROUS ROOM DIMENSIONS
- LARGE SWEEPING DRIVE, CAR PORT AND DETACHED GARAGE
- CLOSE TO AN ARRAY OF AMENITIES
- NO UPWARD CHAIN
- BACKING ONTO FIELDS
- FLEXIBLE LAYOUT
- IN NEEDS OF SOME UPDATES
- COUNCIL TAX BAND D



# Chapel Road

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## Offers In The Region Of £325,000



Welcome to this charming and spacious detached bungalow located on the sought after Chapel Road in Chapelton, Sheffield. Situated in a serene location, the bungalow backs onto rolling fields, providing a tranquil and scenic backdrop, yet close to an array of amenities, services by good public bus routes, minutes away from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley.

The property is elegantly set back off the road, allowing for a large front garden that enhances its curb appeal. With ample off-road parking and a garage, convenience is at the forefront of this residence. Although the property may require some updates, the generous room dimensions and flexible layout present an exciting opportunity to tailor the space to your preferences and create the home of your dreams. Whether you are looking to modernise the interiors or simply add your personal touch, this bungalow offers great potential for customisation and with no upward chain it is ready to go!

Briefly comprising entrance hall, kitchen, living/dining room, three good sized bedrooms, bathroom, sun room and detached garage.

Don't miss the chance to own a property with such a sizable plot and potential. Embrace the opportunity to transform this bungalow into a cosy retreat that perfectly suits your lifestyle. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.

## HALLWAY

Through a glazed uPVC door leads into a roomy hallway, comprising large built in storage cupboard/cloakroom, wall mounted radiator, telephone point, loft hatch and doors leading to all rooms.

## KITCHEN

11'9" x 9'10" (3.6 x 3)

A contemporary, spacious kitchen hosting an array of light wood wall and base units providing plenty of storage space, contrasting granite effect work surfaces, inset stainless sink and drainer with matching mixer tap, inset NEFF electric hob with extractor hood above, integrated NEFF electric oven and hob, integrated tall fridge/freezer, under counter space and plumbing for a washing machine, housed Combi boiler and uPVC window. Doors lead directly in to the living area and one into the hallway.

## LIVING ROOM/DINING ROOM

20'11" x 18'4" (at widest points) (6.4 x 5.6 (at widest points))

A large, light and airy living space, drenched in natural light through 4 uPVC windows, an 'L' shaped space allowing for a designated seating area and dining area, hosting a charming flame coal effect fire with marble surround and white fireplace giving a great focal point to the room and cosy feel in the wintry months, also comprising 3 wall mounted radiators, ambient wall lights, aerial point and telephone point.

## BEDROOM 1

13'1" x 9'10" (4 x 3)

A large double bedroom hosting a wall of fitted wardrobes, also comprising wall lights, wall mounted radiator, aerial point and uPVC sliding doors opening out into the sun room.

## BEDROOM 2

10'9" x 7'10" (3.28 x 2.41)

A further good sized double bedroom hosting wall mounted radiator and uPVC window over looking the garden.

## BEDROOM 3

8'2" x 6'6" (2.5 x 2)

A good single bedroom, study or hobby room, comprising wall mounted radiator and uPVC window.

## SUN ROOM

9'6" x 5'11" (2.91 x 1.81)

A great additional space to use as you wish, hosting socket, uPVC windows and uPVC glazed door leading directly out onto the patio.

## BATHROOM

5'8" x 6'6" (1.74 x 2)

A generously sized bathroom, fully tiled, comprising bath with shower over, pedestal sink, low flush WC, wall mounted radiator, extractor fan and frosted uPVC window.

## GARAGE

19'8" x 8'2" (6 x 2.5)

Offering secure parking or that extra storage we all crave, comprising up and over door, lighting and side uPVC window.

## EXTERIOR

The front of the property boasts great kerb appeal with a sizeable, attractive front lawn with established shrubs and trees adding plenty of colour throughout the year. A long sweeping driveway easily provides off road parking for at least four cars. A sheltered car port area to the side of the house complete with outdoor tap and lighting. To the rear of the property is a beautifully landscaped, private, sun drenched garden, boasting a captivating rural view over the fields to the back, a slabbed patio perfect for entertaining in the summer months, a raised lawn, heavily laden flower beds and greenhouse with established grape vines for the green fingered amongst us.

## Floorplan



Total floor area 97.0 m<sup>2</sup> (1,044 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)



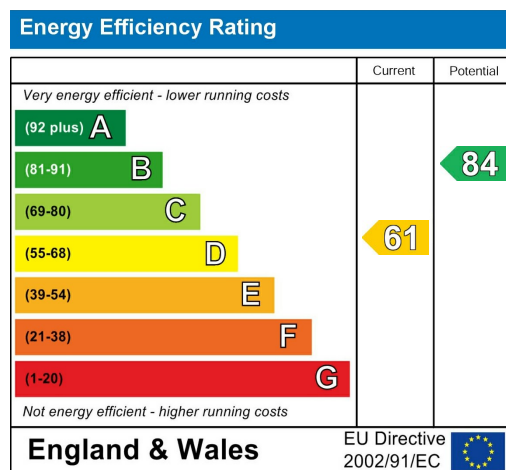








## Energy Efficiency Graph

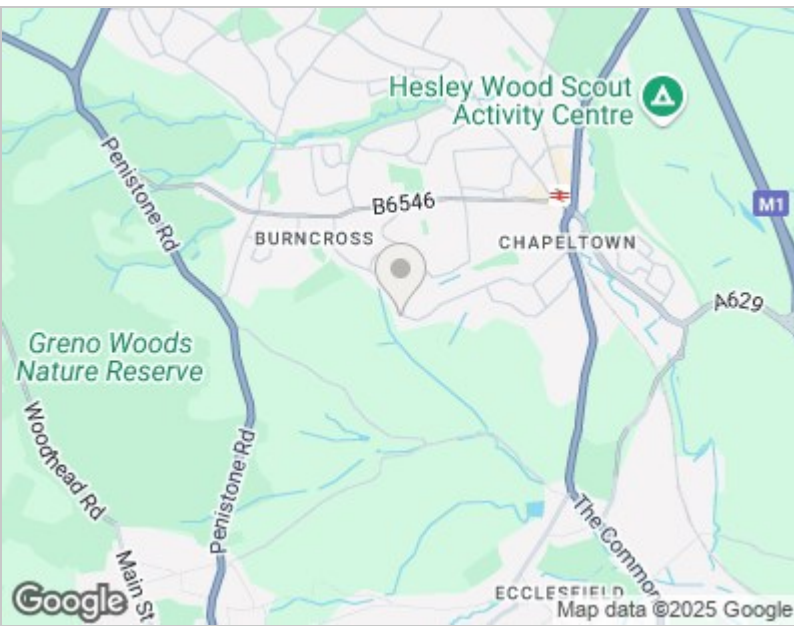


## Viewing

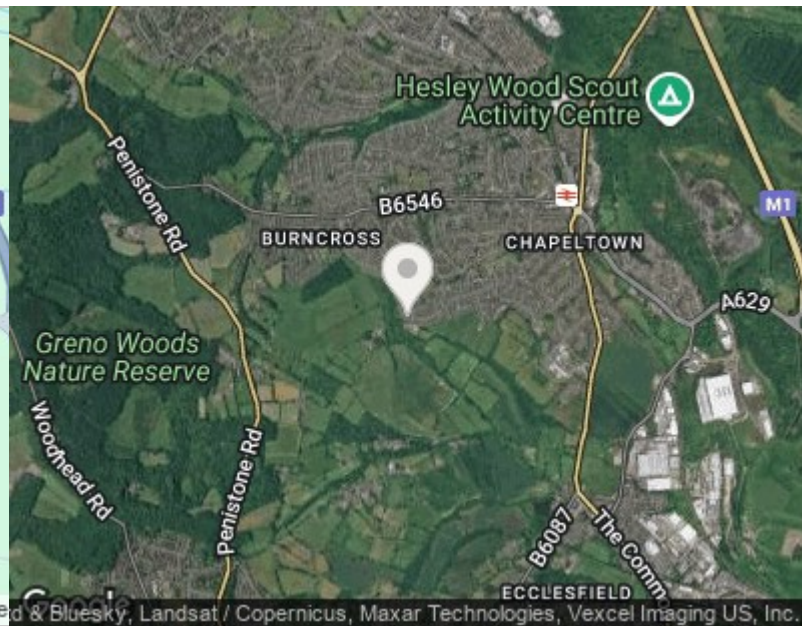
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



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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