



## Laburnum Close

Chapeltown, S35 1QU

Guide Price £220,000



- 3 BED LINKED DETACHED
- READY TO PUT YOUR OWN STAMP ON IT
- ADDITIONAL OFFICE/PLAYROOM
- OFF ROAD PARKING PLUS GARAGE
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- NEUTRAL DECOR THROUGHOUT
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND C

# Laburnum Close

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Guide Price £220,000



GUIDE PRICE £220,000 - £230,000, NO UPWARD CHAIN . Nestled in the charming Laburnum Close, Chapelton, this delightful 3 bed linked detached house offers a perfect blend of comfort and potential. Situated in a quiet cul-de-sac location, tranquillity and privacy are guaranteed, making it an ideal retreat from the hustle and bustle of everyday life, located close to an array of amenities, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley.

Downstairs offers plenty of potential to change the layout and create an open plan living space great for families. There is also the additional room to the rear of the garage that is currently used as a home office. This house is a blank canvas, with generous dimensions throughout, offering a fantastic opportunity for those looking to add their personal touch, with the potential to create a space that truly reflects your style and preferences and with no upward chain it is ready to go!

Briefly comprising entrance porch, hallway, downstairs toilet, living room, kitchen, three good sized bedrooms, bathroom and garage.

Don't miss out on the chance to make this house your home and create a space that is uniquely yours. Book a viewing today and start envisioning the endless possibilities that this property has to offer.

## ENTRANCE PORCH

Through a glazed uPVC door leads into a handy entrance porch, fully tiled and perfect for muddy paws and wellies, complete with two uPVC windows and glazed uPVC door leading to a further entrance hall providing a great cloakroom space.

## HALLWAY

Through a glazed composite door leads into roomy entrance hall, a great impression on any guest, comprising wall mounted radiator, telephone point, stairs rising to the first floor and doors leading to downstairs WC, kitchen and living room.

## KITCHEN

9'11 x 9'4 (3.02m x 2.84m)

A beautifully presented breakfast kitchen, hosting an array of modern light wood wall and base units providing plenty of storage space, contrasting black work surfaces, inset stainless steel gas hob and electric double oven with extractor hood above, inset stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and fridge freezer, laminate flooring and uPVC window.

## LIVING ROOM

16'2 x 14'10 (4.93m x 4.52m)

A perfectly shaped living area, boasting allocated spaces for dining area and living room. The room is drenched in natural light through large glazed uPVC French doors that open directly out onto the garden, a traditional white fire surround with gas coal effect fire gives a great focal point to the room and cosy feel in the wintry months, also comprising two wall mounted radiators and aerial point.

## OFFICE

9'0 x 8'1 (2.74m x 2.46m )

Great additional living space to use as you wish, whether that be a home office, play room or gym area, this sizeable space comprises wall mounted radiator, telephone point, uPVC window and uPVC door opening out on to the garden and drenching the room in natural light. An internal door leads directly into the large garage.

## DOWNSTAIRS TOILET

A handy addition to any busy household, comprising low flush WC, wall mounted hand basin, wall mounted radiator, uPVC window and cream tiled flooring.

## BEDROOM 1

11'9 x 9'5 (3.58m x 2.87m)

A large double bedroom flooded in natural light through a large rear facing uPVC window, also hosting a built in wardrobe, wall mounted radiator and aerial point.

## BEDROOM 2

10'0 x 9'5 (3.05m x 2.87m)

A further good sized double bedroom, comprising wall mounted radiator, aerial point and front facing uPVC window.

## BEDROOM 3

8'6 x 6'5 (2.59m x 1.96m)

A great single bedroom, nursery or home office, comprising wall mounted radiator and rear facing uPVC window.

## BATHROOM

5'4 x 5'5 (1.63m x 1.65m )

A generously sized bathroom, fully tiled in fresh white, boasting a large glass shower cubicle with electric shower, white ceramic sink, low flush WC, wall mounted radiator and frosted uPVC window.

## GARAGE

19,3 x 7'10 (5.79m,0.91m x 2.39m )

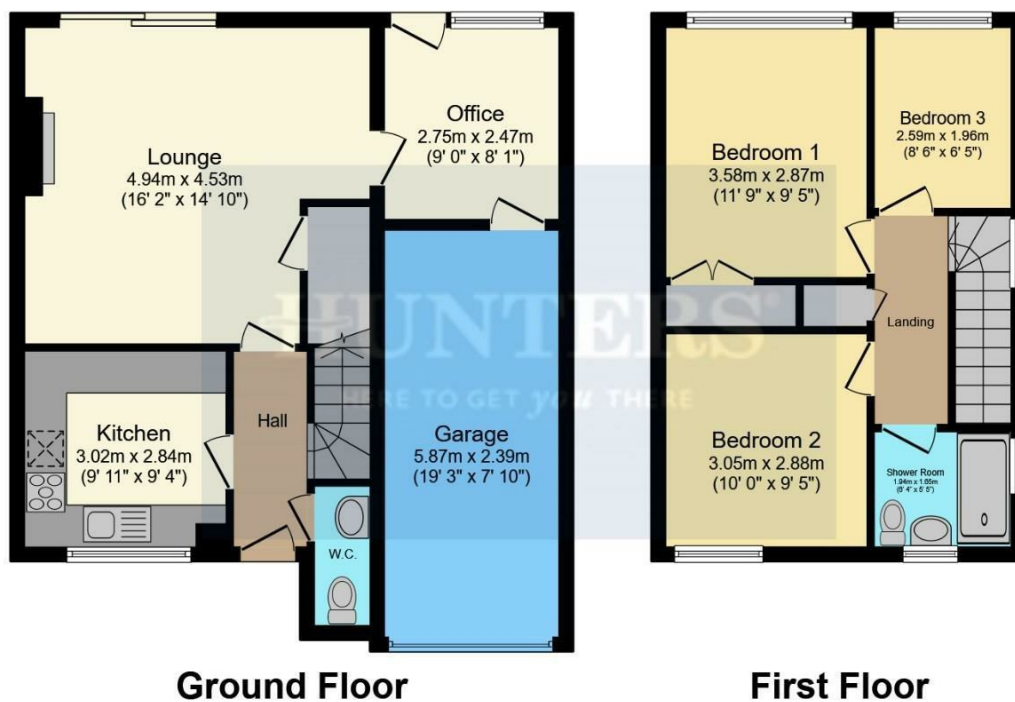
Offering secure parking or that extra storage space we all crave, comprising electric garage door, water tap ,lighting and sockets.

## EXTERIOR

The front of the property hosts a spacious driveway with further parking in the garage. To the rear of the property is a fully enclosed, well landscaped, low maintenance garden, with a sizeable lawned area, large patio area creating the perfect spot to entertain or relax in the summer months, outdoor lighting and shed.



## Floorplan



Total floor area 97.8 m<sup>2</sup> (1,053 sq.ft.) approx

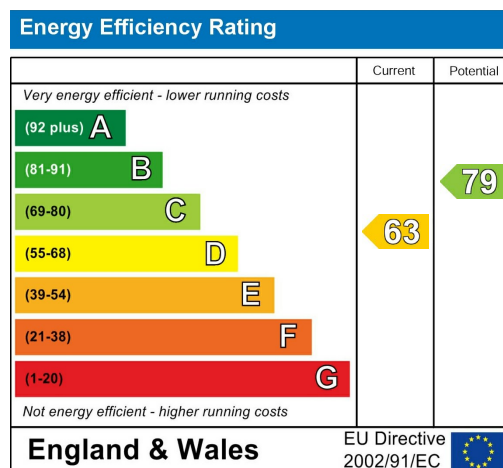
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

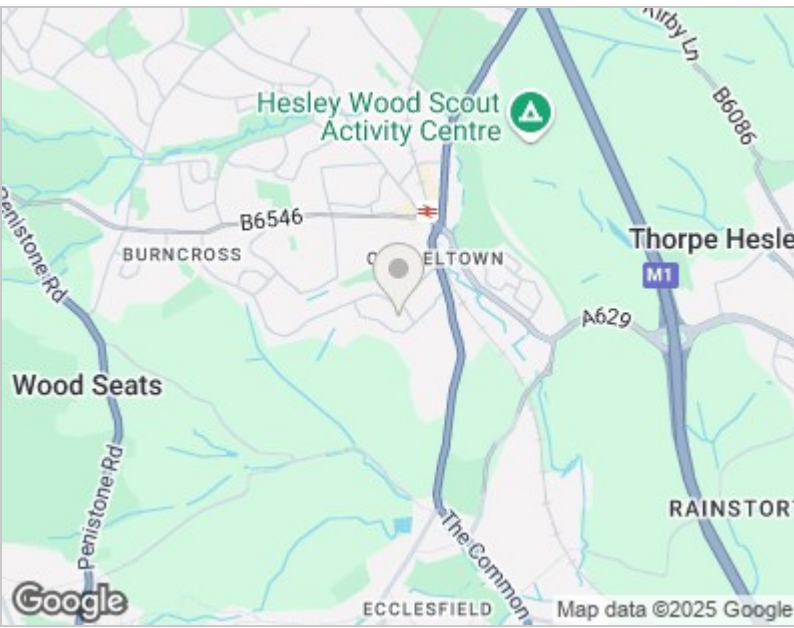


## Viewing

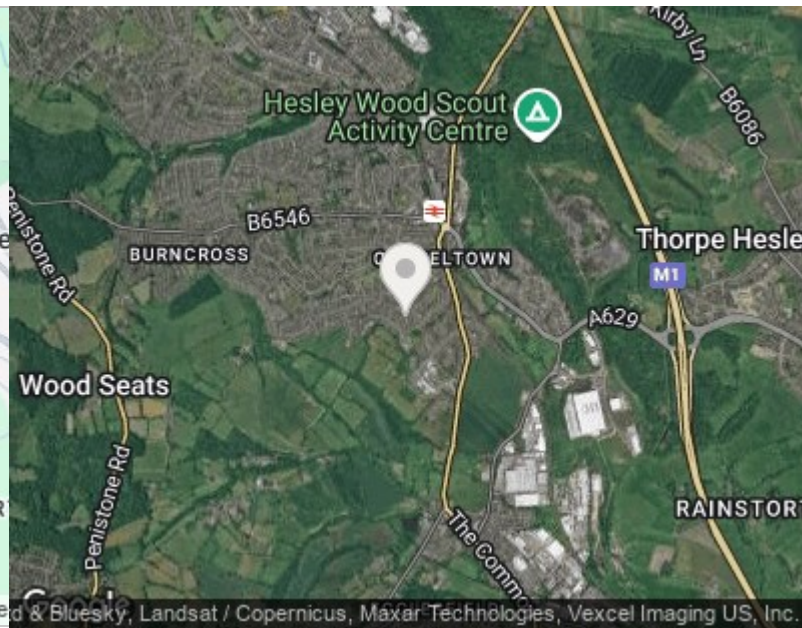
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



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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