



Park View Road

Chapeltown, Sheffield, S35 1WL

Guide Price £350,000 - £375,000

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- 5 BED SEMI DETACHED
- LARGE CORNER PLOT
- STYLISH FIXTURES AND FITTINGS
- SIZEABLE, FULLY ENCLOSED GARDEN
- WALKING DISTANCE TO AMENITIES AND OUTSTANDING SCHOOLS

- IMPRESSIVE KITCHEN
- GENEROUS DIMENSIONS
- OPEN PLAN LIVING SPACE
- GREAT COMMUTER LOCATION
- COUNCIL TAX BAND D

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GUIDE PRICE £350,000 - £375,000. Nestled on the desirable Park View Road in Chapelton, Sheffield, this impressive five-bedroom extended semi-detached house presents an exceptional opportunity for families seeking a modern and spacious home. This residence is not only a great family home but also benefits from a fab commuter location in a friendly neighbourhood, with an array of local amenities on your door step, outstanding schools, train station and parks are all within easy reach, it is serviced by good public bus routes, is only a few minutes from the M1 and has direct roads leading to Sheffield, Rotherham and Barnsley.

The property boasts a fantastic open-plan layout downstairs, which creates a warm and inviting atmosphere, perfect for both entertaining and everyday living. As you step inside, you will be greeted by a contemporary kitchen that is well-equipped with modern appliances, making it a delightful space for culinary enthusiasts. The adjoining living areas are designed to flow seamlessly, allowing for easy interaction and a sense of togetherness among family members. With five well proportioned bedrooms, there is plenty of room for family members to enjoy their own space and allows for a lot of flexibility with use. The modern bathroom complements the overall appeal of the home, ensuring comfort and convenience for all. The property is situated on a generous corner plot, providing ample outdoor space for children to play and for hosting summer gatherings, it also give the opportunity to create more parking or extend further.

Briefly comprising porch, entrance hall, large 'L' shaped living/dining room, kitchen, five good sized bedrooms, bathroom and integral garage.

Whether you are looking to settle down or invest in a property that offers both style and practicality, this home on Park View Road is certainly worth considering. Book your viewing now to avoid disappointment!

SIDE ENTRANCE

8'0 x 7'7 (2.44m x 2.31m)

Roomy side entrance into the spacious kitchen, ideal space to take off muddy shoes or wipe them paws, floor to ceiling cupboards ideal storage we all need, uPVC windows and composite door.

KITCHEN

20'0 x 12'2 (6.10m x 3.71m)

An impressive, on trend, light grey style kitchen, hosting an array of wall and base units providing plenty of storage space, contrasting quartz work surfaces and breakfast bar, inset one and half bowl sink with matching mixer tap, integrated electric oven and microwave, inset 5 ring gas hob with stainless steel extractor hood above, integrated dishwasher, space for a double tall fridge/freezer, stone effect vinyl tiled flooring, inset spotlights, wall mounted radiator, three uPVC windows and uPVC doors leading on to patio.

LIVING/DINING ROOM

9'10 x 9'10 (3.00m x 3.00m)

An elegant 'L' shaped living/dining room, flooded in natural light through a large front facing uPVC bay window, features a gas fuel burner stove giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, aerial point, telephone point, dark wood laminate flooring, uPVC patio doors leads to the raised garden patio, archway opens out into a further sitting area or dining room creating a great social space or family hub.

DINING AREA

DOWNSTAIRS W/C

5'6 x 5'4 (1.68m x 1.63m)

A handy addition to any busy household and great for guests, comprising low flush WC, wall mounted radiator, modern gloss cabinet with white inset ceramic sink, vinyl tile effect flooring, plumbing for washing machine and frosted uPVC window.

HALLWAY

An arched uPVC glazed door leads into an inviting roomy entrance hall, making a great impression on any guest, comprising built in storage cupboard, telephone point, wall mounted radiator, stairs rising to the first floor with stylish oak banister and further doors leading to the living room and through to the kitchen/diner.

BEDROOM ONE

11'2 x 10'2 (3.40m x 3.10m)

Currently used as the master bedroom, this bright and calming bedroom hosts a large front facing bay uPVC window, built in wardrobes, aerial point and wall mounted radiator.

BEDROOM TWO

12'1 x 11'2 (3.68m x 3.40m)

A further large double bedroom, comprising uPVC window overlooking the garden, aerial point and wall mounted radiator.

BEDROOM THREE

10'6 x 8'6 (3.20m x 2.59m)

A further good sized double bedroom comprising wall mounted radiator and a large rear facing uPVC window. The bedrooms over the extension could be made into one large master suite, where by bedroom 3 could be used as a dressing area or ensuite if desired.

BEDROOM FOUR

11'6 x 10'6 (3.51m x 3.20m)

A light and airy, impressively sized bedroom, currently a lovely guest room, featuring two uPVC windows, a door leads to bedroom 3 which would also lend itself to an ensuite or dressing room if desired, also comprising wall mounted radiators, laminate dark wood flooring and built in wardrobes.

BEDROOM 5

8'2 x 6'7 (2.49m x 2.01m)

A good sized single bedroom currently a home office, would also make a great nursery, comprising wall mounted radiator and front facing uPVC window.

BATHROOM

8'2 x 8'2 (2.49m x 2.49m)

A generously sized, stylish family bathroom hosting a white bath, glass walk in shower cubicle with luxurious drench shower, wall mounted dark wood vanity unit with inset ceramic sink, low flush WC, wall mounted chrome heated towel rail, tiled flooring, extractor fan and frosted uPVC window.

GARAGE

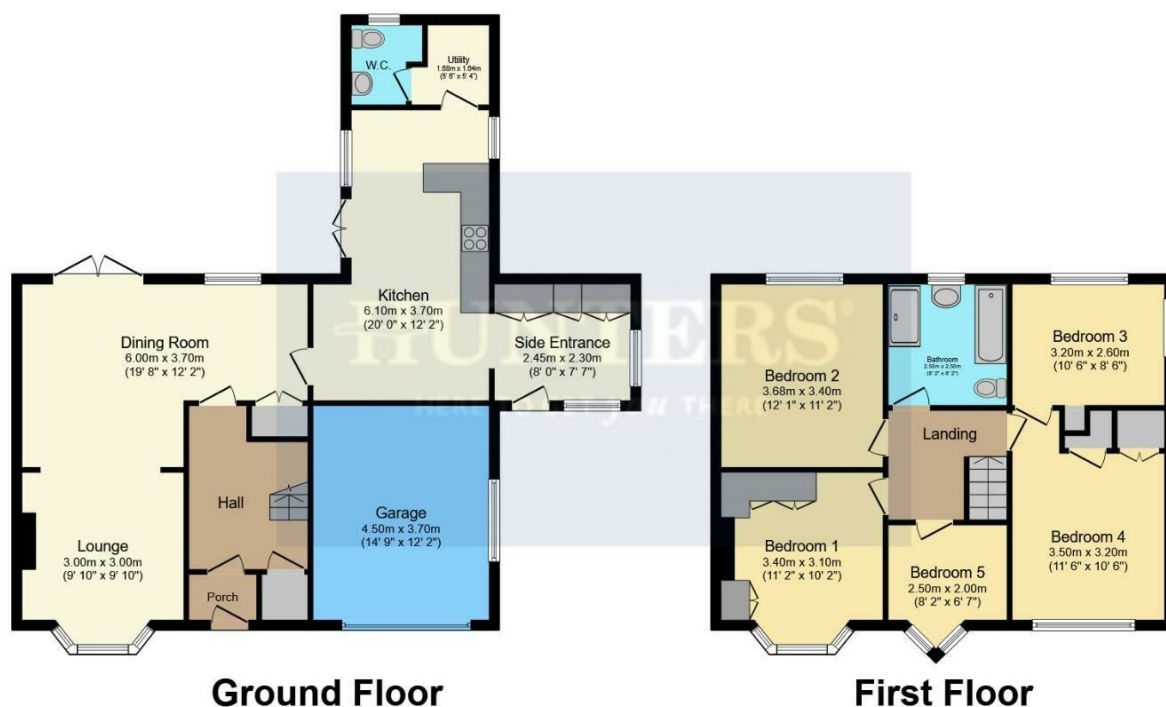
14'9 x 12'2 (4.50m x 3.71m)

Offering secure parking or that extra storage we all crave, comprising up and over door, lighting, sockets and water tap.

EXTERIOR

The front of the property boasts great kerb appeal with a well stocked, walled garden, adding splashes of colour throughout the year, a block paved driveway space for 2 cars and leading to the front arched doorway. To the rear of the property is a fully enclosed, sun drenched garden with something for everyone, a sizeable patio perfect for entertaining in the summer months, a extensive side lawn, further low maintenance lawn to the rear, established borders, well stocked flower beds.

Floorplan



Total floor area 159.7 m² (1,719 sq.ft.) approx

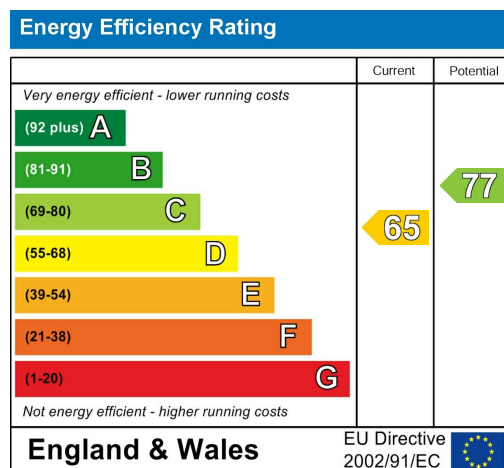
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







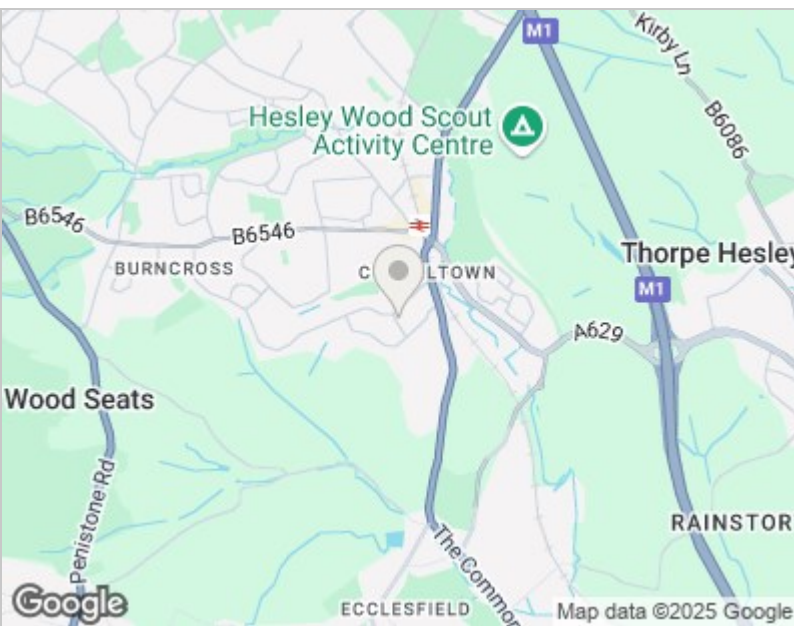
Energy Efficiency Graph



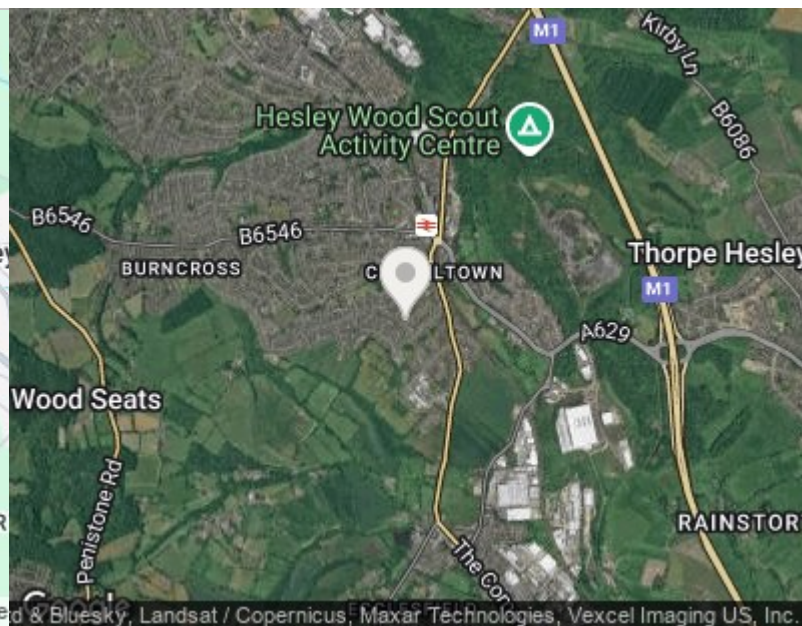
Viewing

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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