



## St. Wandrilles Close

Ecclesfield, Sheffield, S35 9YP

Guide Price £210,000 - £220,000



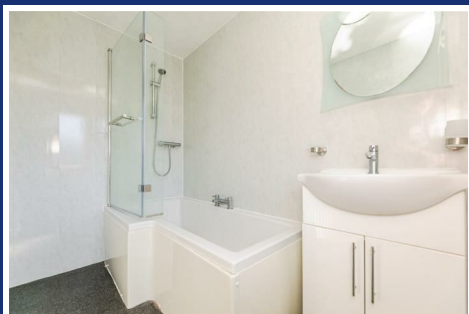
- 3 BED SEMI DETACHED
- PLENTY OF POTENTIAL
- SCOPE FOR FURTHER EXTENSION OR RECONFIGURATION
- MODERN KITCHEN AND BATHROOM
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- NEEDS SOME UPGRADING
- CONSERVATORY
- LARGE CORNER PLOT
- COUNCIL TAX BAND B

# St. Wandrilles Close

Ecclesfield, Sheffield, S35 9YP

Guide Price £210,000 - £220,000



GUIDE PRICE £210,000-220,000! NO UPWARD CHAIN! Nestled in the quiet cul de sac of St. Wandrilles Close, Ecclesfield, Sheffield, this delightful 3 bed semi-detached house presents an excellent opportunity for families and individuals alike with plenty of potential to create your dream home.

The modern kitchen and bathrooms provide a contemporary touch that is both stylish and functional. The generous dimensions of the living areas create an inviting atmosphere, perfect for entertaining guests or enjoying quiet family evenings. Set on a large corner plot, the property benefits from a substantial outdoor space, particularly to the front of the property, which could provide plenty of off road parking if needed. The addition of a conservatory further enhances the living space, allowing for year-round enjoyment of the garden views, natural light and that extra space to use as you wish. With no upward chain this property is ready and waiting for you to move straight in!

Briefly comprising entrance porch, entrance hall, living/dining room, conservatory, kitchen, three good size bedrooms, bathroom, separate WC and garage.

With bags of potential, this home is a blank canvas waiting for your personal touch. Don't miss the chance to view this wonderful home in a sought-after location.

## ENTRANCE PORCH

Through a glazed uPVC door leads into a roomy entrance porch, boasting a tiled floor, perfect for muddy paws or wellies and providing the perfect cloakroom space, uPVC windows, wall mounted radiator and glazed solid wooden door leading into the hallway.

## ENTRANCE HALL

An impressively sized entrance hall, hosting a large under stairs storage cupboard, further built in storage cupboard, wall mounted radiator, telephone point, door leading to the living room and kitchen and stairs rising to the first floor.

## LIVING/DINING ROOM

23'5" x 11'5" (7.16 x 3.5)

A spacious living/diner, drenched in natural light through a large front facing uPVC window, hosting a charming wooden fireplace with marble surround and gas coal effect fire, giving a great focal point to the living area and cosy feel in the wintry months, comprising two wall mounted radiators and sliding doors leading directly into the conservatory, creating a great social space or family hub.

## CONSERVATORY

7'10" x 5'10" (2.4 x 1.8)

Allowing you to enjoy the garden the whole year round and that extra living space you can use as you wish, comprising uPVC windows, uPVC French doors, wall mounted radiator and fan light.

## KITCHEN

8'7" x 8'7" (2.62 x 2.62)

A relatively new, contemporary kitchen comprising light grey matt units providing ample storage space, contrasting dark work surfaces, inset black composite sink with brushed chrome mixer tap, inset ceramic Neff electric hob with black/glass extractor above, integrated Neff electric oven, under counter space and plumbing for a washing machine, wall mounted radiator, uPVC window over looking the garden and door leading directly into the garage. Scope here to extend the kitchen through into the dining area or the back of the garage, to create a large kitchen/diner if desired.

## LANDING

Comprising built in storage cupboard, uPVC window and loft hatch leading to a partially boarded loft.

## BEDROOM 1

11'5" x 9'10" (3.5 x 3)

A good sized double bedroom comprising built in wardrobe, wall mounted radiator and large uPVC window.

## BEDROOM 2

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

A further good sized double bedroom, comprising built in wardrobe, aerial point, wall mounted radiator and uPVC window.

## BEDROOM 3

8'2" x 7'2" (2.5 x 2.2)

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

## BATHROOM

7'10" x 5'2" (2.4 x 1.6)

A good sized bathroom, with scope here to knock through to the WC to make a larger space. Fully panelled in 'on trend' grey, 'P' shaped bath with shower over, white gloss vanity unit with inset sink, wall mounted radiator and frosted uPVC window.

## WC

Great if you have a busy household, comprising low flush WC and frosted uPVC window.

## GARAGE

23'5" x 9'10" (7.16 x 3)

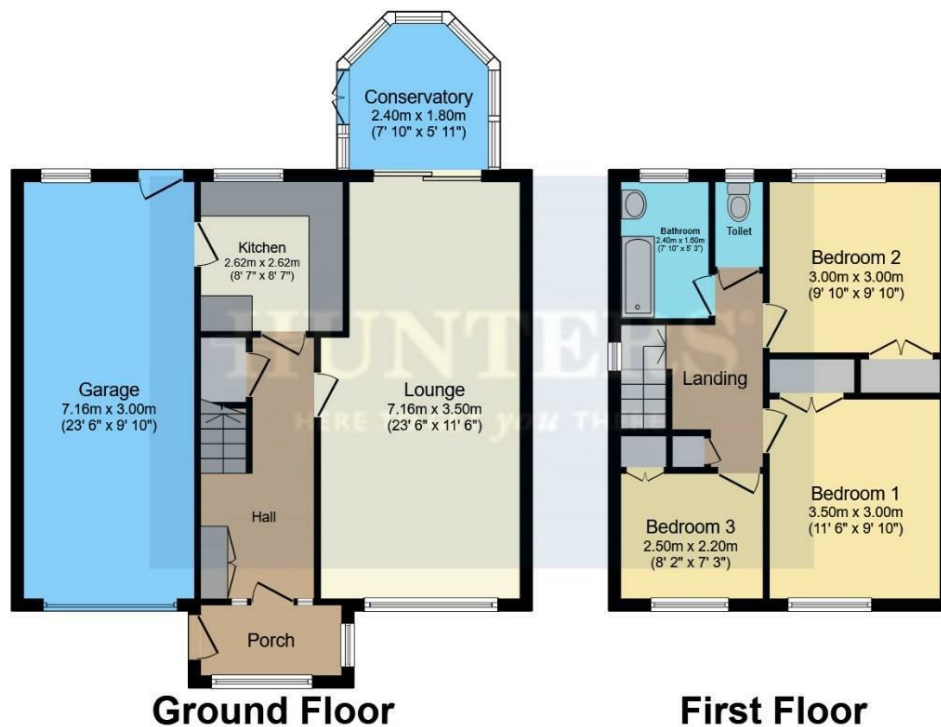
A long single garage, boasting an invaluable electric roller shutter door, lighting, sockets, wall mounted Combi boiler and rear doors that lead directly to the kitchen and rear garden.

## EXTERIOR

The property boasts great kerb appeal with a sweeping corner plot, hosting a gated driveway and low maintenance pebbled area to either side, allowing you to easily create further parking if desired. To the rear of the property is a sun drenched, fully enclosed garden, in need of some TLC but hosting a large lawn area and sizeable slabbed patio area perfect for entertaining in the summer months, also comprising outdoor tap and lighting.



## Floorplan



Total floor area 113.9 sq.m. (1,226 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)



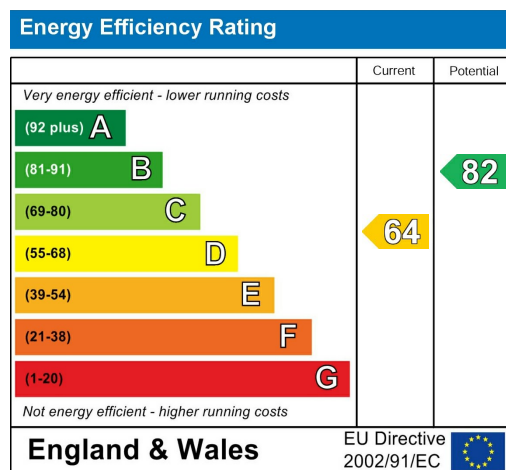








## Energy Efficiency Graph

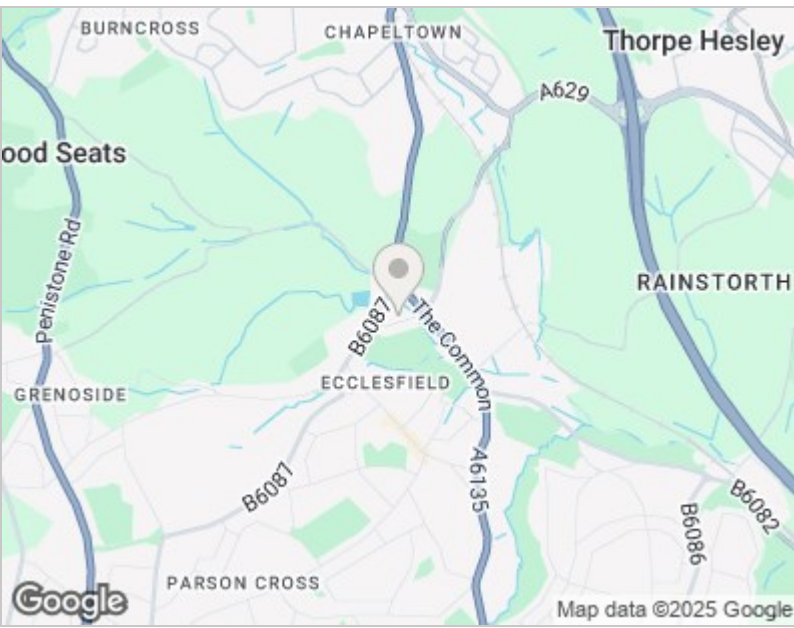


## Viewing

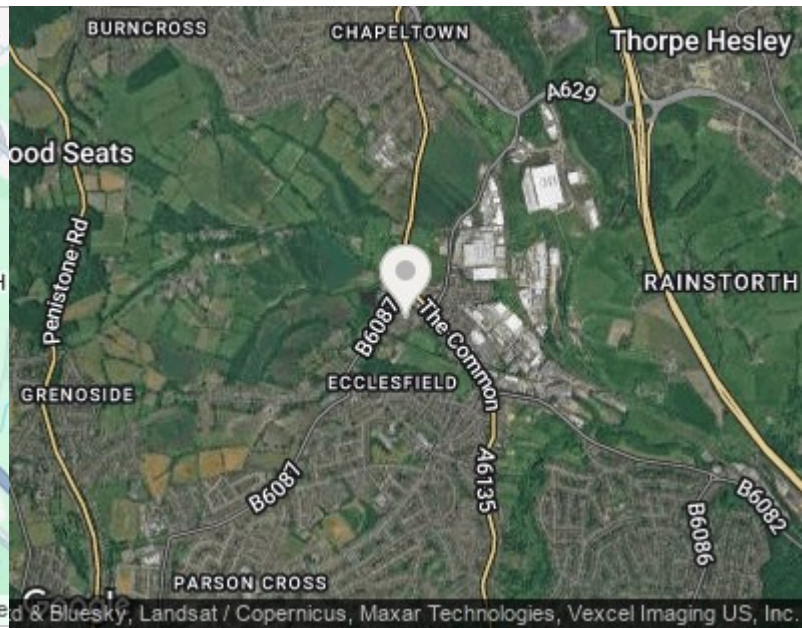
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



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.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

