



Trickett Road

High Green, Sheffield, S35 4FN

Guide Price £375,000 - £400,000

- 3 DOUBLE BED DETACHED DORMER BUNGALOW
- BEAUTIFULLY KEPT GARDENS
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO AMENITIES AND M1
- FREEHOLD

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- STUNNING INTERIOR
- CONTEMPORARY FIXTURES AND FITTINGS THROUGHOUT
- OFF ROAD PARKING ON RESIN DRIVE PLUS GARAGE
- PICTURESQUE RURAL VIEWS
- COUNCIL TAX BAND D

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GUIDE PRICE £375,000 - £400,000. Located with an elevated position on the quiet cul de sac of Trickett Road in the popular area of High Green, Sheffield, this delightful detached dormer bungalow offers a perfect blend of comfort and style. With its stylish décor throughout, the property exudes a warm and inviting atmosphere, making it an ideal home for families or those seeking a peaceful retreat.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The generous dimensions of the three double bedrooms ensure that everyone has their own comfortable sanctuary.

One of the standout features of this home is the sizeable, picture-perfect garden, which offers a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. The scenic views surrounding the property further enhance its appeal, providing a picturesque backdrop to daily life. For those considering future expansion, the garage footings are ready for an extension above, offering the potential to increase living space as needed. This flexibility makes the bungalow not only a lovely home but also a wise investment for the future.

Briefly comprising entrance porch, kitchen, open plan sunken living room and raised dining room, downstairs double bedroom, downstairs main bathroom, two further upstairs bedrooms, upstairs WC and garage.

In summary, this charming bungalow on Trickett Road is a rare find, combining stylish living with generous space and beautiful outdoor surroundings. Book your viewing today to avoid disappointment!

ENTRANCE PORCH

9'10" x 5'5" (3 x 1.67)

Through a glazed composite door leads into a handy front porch, with tiled flooring perfect for muddy paws or wellies, white gloss floor units with matching work surfaces providing convenient storage space, under counter housed space and plumbing for a washing machine, inset spotlights, two Velux windows, four surrounding uPVC windows and white glazed uPVC door leading into the kitchen.

KITCHEN

11'9" x 11'4" (3.6 x 3.46)

A sleek, contemporary kitchen hosting an array of pebble coloured wall and base units and matching island, cream work surfaces, inset ceramic 4 ring hob with black tilted extractor hood above, integrated double oven; tall fridge/freezer and dishwasher, inset stainless steel sink and drainer with matching mixer tap, inset spotlights, wall mounted matt grey radiator and tiled flooring. Doors leading into hallway and directly into the garage.

HALLWAY

A roomy, impressive hallway, comprising large under stairs storage cupboard, oak doors leading to all rooms, matt grey wall mounted radiator, telephone point, tiled flooring, glazed solid wooden door leading into the rear porch and stairs rising to the first floor.

LIVING/DINING ROOM

24'10" x 12'2" (7.58 x 3.73)

A light and airy living space, separated into two designated areas, a sumptuous sunken lounge and stylish raised dining area. The lounge area hosts a charming Portuguese stone fireplace with electric coal effect fireplace giving a great focal point to the room and cosy feel in the wintry months, also comprising two wall mounted radiator, two uPVC windows showcasing great views over Howbrook and beyond and up one step, through an archway leads you into the dining area, creating a great social space or family hub. The beautifully presented dining area hosts two uPVC windows and wall mounted radiator.

BEDROOM 3

11'5" x 10'2" (3.5 x 3.10)

A good sized double bedroom with fitted wardrobes, also comprising wall mounted radiator and uPVC window. Currently used as a gym room and further sitting room.

BATHROOM

8'6" x 7'0" (2.6 x 2.14)

A generously sized, serene main bathroom, fully tiled in grey and cream, comprising bath with shower over, white

gloss vanity unit with inset sink, low flush WC, bidet, tiled flooring, wall mounted radiator with chrome heated towel rails, extractor fan and frosted uPVC window.

BEDROOM 1

12'2" x 12'0" (3.71 x 3.66)

An elegant master bedroom hosting two walls of fitted white gloss/dark wood wardrobes, wall mounted radiator, a Velux window and further uPVC window overlooking Howbrook, the Wortley estate and surrounding woodland.

BEDROOM 2

12'0" x 11'5" (3.66 x 3.5)

A further beautifully presented double bedroom hosting a wall of cream fitted wardrobes, comprising wall mounted radiator, door leading to eaves storage, uPVC window and Velux window.

WC

A handy addition to the upstairs, this spacious WC, comprises low flush WC, white pedestal sink, door leading to a large eaves storage space with headroom to walk down.

GARAGE

22'3" x 10'5" (6.8 x 3.2)

Offering secure parking or that extra storage we all crave, comprising an invaluable electric roller shutter door, uPVC window, lighting, water tap and sockets. The footings for the garage have also been built to withhold a second floor extension above, for those who may need further space in the future.

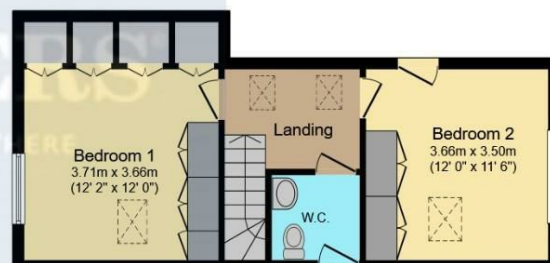
EXTERIOR

The front of the property boasts plenty of kerb appeal with a well-kept front garden hosting a walled lawned area, well stocked colourful borders and a resin driveway leading down to the garage providing ample off road parking. To the rear of the property is an extensive, sun drenched, well landscaped garden hosting a sizeable slabbed patio perfect for entertaining in the summer months, mainly then laid to lawn, surrounded by hedges adding to the privacy of the plot, shed for outdoor storage and picture perfect summer house for that morning coffee, all with some picturesque scenic views of the surrounding countryside.

Floorplan



Ground Floor



First Floor

Total floor area 143.7 sq.m. (1,547 sq.ft.) approx

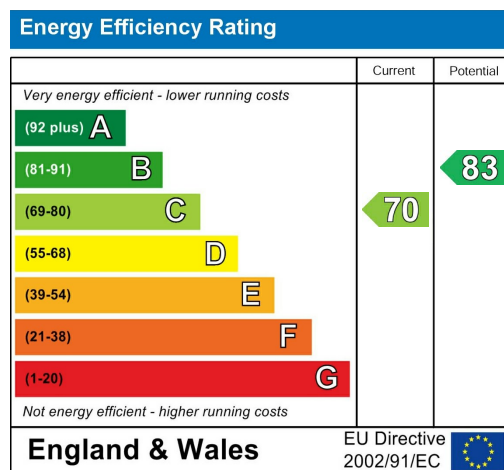
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







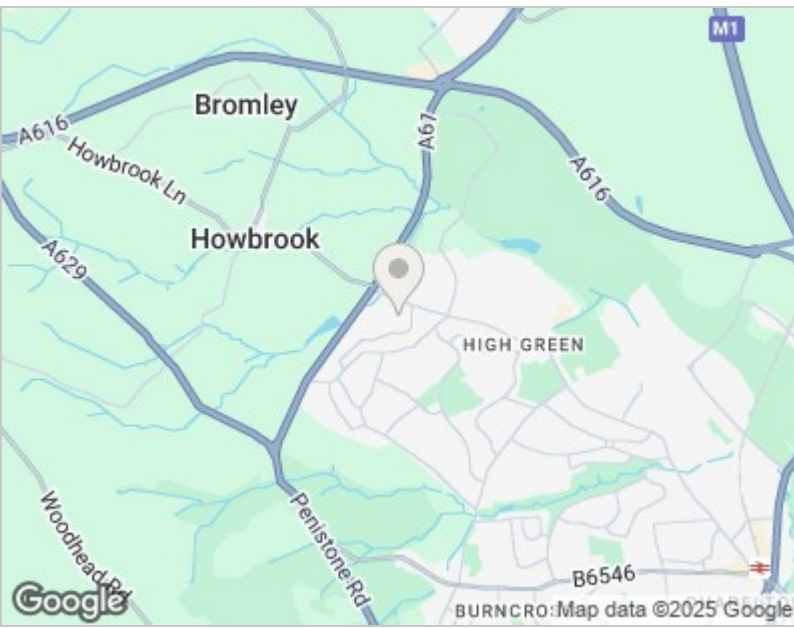
Energy Efficiency Graph



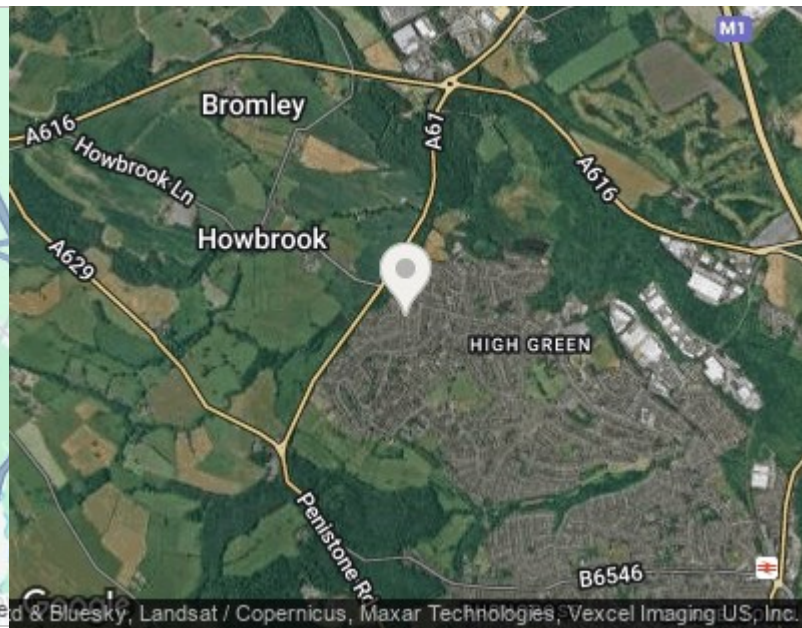
Viewing

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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