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## Chapelfield Lane

Thorpe Hesley, S61 2RN

Asking Price £650,000



- 3 BED STONE DETACHED
- 3 DOUBLE BEDROOMS WITH EXQUISITE ENSUITES
- SPECTACULAR WRAP AROUND SUN ROOM
- WALLED COUNTRY GARDEN
- CLOSE TO AMENITIES AND THE M1
- NO UPWARD CHAIN
- CONTEMPORARY FIXTURES MIXED WITH CHARACTERFUL ACCENTS
- IMPRESSIVE DIMENSIONS THROUGHOUT
- BACKWATER LOCATION
- COUNCIL TAX BAND E

Tel: 0114 257 8999

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**NO UPWARD CHAIN!** Nestled in the charming village of Thorpe Hesley, on the picturesque Chapelfield Lane, this stunning detached house offers a perfect blend of character and contemporary living. Built in 1991, the property boasts an impressive 3,526 square feet of living space, making it an ideal family home. The house features three magnificent double bedrooms, each with its own ensuite bathroom, ensuring comfort and privacy for all family members or guests.

One of the standout features of this property is the exquisite wrap-around glass extension, which serves as a delightful summer room, a great additional open plan living space. This bright and airy space allows for an abundance of natural light, with two sets of bi-fold doors creating a seamless connection between the indoors and the beautiful spring garden outside. The garden itself is a true oasis, complete with two extensive patios that are perfect for al fresco dining or simply enjoying the tranquil surroundings.

The sumptuous fixtures and fittings throughout the home reflect a thoughtful design that harmoniously blends traditional charm with modern elegance. This property is not just a house; it is a sanctuary that offers a lifestyle of comfort and sophistication.

Briefly comprising entrance hall, downstairs WC, kitchen, dining room, wrap around sun room, study, living room, laundry room, master suite with dressing area and ensuite, two further double bedrooms with spectacular ensuites and detached double garage.

With its prime location in the heart of the village, this home is conveniently situated near local amenities, making it an ideal choice for those seeking both peace and accessibility. It is located on the periphery of the idyllic Wentworth Estate, only a few minutes away from the M1 with direct roads leading to Rotherham, Sheffield and Barnsley. This remarkable property is a rare find and is sure to impress anyone looking for a spacious and stylish family home in a desirable area



## ENTRANCE HALL

Through a glazed composite front door leads into a roomy, inviting entrance hall, comprising 4 uPVC glazed windows, engineered wood flooring, two wall mounted radiators, under stairs storage cupboard, staircase with oak/glass balustrade leading to the first floor and oak doors leading to kitchen, living room and downstairs WC.

## DOWNSTAIRS WC

A handy addition to any busy household, tiled in grey tone, comprising low flush WC, grey vanity unit with inset sink, extractor fan and inset spotlight.

## KITCHEN

20'8" x 9'10" (6.30m x 3.00m)

A charming country style kitchen accented perfectly with exposed beams, comprising cream gloss wall and base units providing plenty of storage space, black granite work surfaces, LED plinth lighting, inset ceramic Belfast sink with chrome mixer tap, stainless steel six ring Rangemaster with matching extractor hood above, space for an American style Fridge/freezer, under counter space and plumbing for dishwasher, inset spotlights, brushed chrome wall mounted radiator, two uPVC windows and archway opening out into the dining area, creating a great open plan family hub.

## DINING ROOM

22'11" x 13'1" (7 x 4)

An impressively sized dining area, perfect for hosting, comprising engineered wood flooring, inset spotlights, two wall mounted radiators, two uPVC windows, uPVC French doors opening out on to the garden and glazed composite door leading to the side exterior of the property. Archways open out into the kitchen and the wrap around sun room.

## CONSERVATORY/SUN ROOM

28'2" x 18'9" (at widest points) (8.6 x 5.72 (at widest points))

A magnificent space, extending the living space perfectly and giving you plenty of options to use as you wish, drenched in natural light through composite floor to ceiling windows and roof, which also includes two sets of bi-fold doors that open out on to both rear and side patios, allowing you to blend the outdoor and indoors perfectly in the summer months and creates a great social space. The space also included engineered wood flooring, exposed stone walls, ambient wall lights, five further Velux windows, four radiators, and three archways that open into a study area and the formal living room.

## STUDY

13'6" x 10'2" (4.12 x 3.10)

Great for a home office, snug for the children, hobby room - the possibilities are endless, comprising engineered wood flooring, exposed beams, wall mounted radiator, telephone point and wall lighting.

## LIVING ROOM

20'8" x 14'1" (6.3 x 4.3)

A sumptuous living room hosting a versatile multi fuel stove on a slate hearth giving a great focal point to the space and cosy feel in the wintry months, also comprising engineered wood flooring, two wall mounted radiators, characterful exposed beams, wall lights, aerial point and telephone point.

## LAUNDRY ROOM

Out of sight, out of mind, this convenient laundry room hosts cream gloss units, oak work surfaces, inset Belfast sink, under counter space and plumbing for washing machine and dryer, wall mounted gas Combi boiler with back up electric immersion heater, CCTV central system, extractor fan, uPVC window, tiled flooring and inset spotlights.

## LANDING

A stunning gallery style landing hosting a beautiful oak balustrade with glass panelling, stylish drop light, uPVC window, inset spots and loft hatch with fitted ladders leading to a lit, partially boarded loft.

## MASTER SUITE

22'11" x 13'1" (7 x 4)

A light and airy master suite, flooded in natural light through two large uPVC windows, hosting an elegant dressing area with two walls of oak sliding door wardrobes and spotlights, the room also comprises two wall mounted radiators, loft hatch with fitted ladders leading to eaves storage and door leading to ensuite bathroom.

## ENSUITE

13'1" x 10'2" (4 x 3.1)

An exquisite ensuite fully tiled in serene natural tones, comprising large walk in drench shower, freestanding bath with chrome mixer tap, light grey vanity unit with inset ceramic sink, low flush WC, bidet, two white Victorian style radiators with chrome heated towel rail, inset spotlights, extractor fan and two frosted uPVC window.

## BEDROOM 2

14'9" x 14'1" (4.5 x 4.3)

A large double bedroom comprising inset spotlights, wall mounted radiator, aerial point, telephone point and large uPVC window. Door leads into ensuite bathroom.

## ENSUITE

11'5" x 6'6" (3.5 x 2)

A generously sized, contemporary ensuite, fully tiled in cream/grey tones, comprising large walk in glass shower with drench shower, modern slipper free standing bath, low flush WC, grey vanity unit with inset sink, wall mounted white heated towel rail, inset spots, extractor fan and uPVC frosted window.

## BEDROOM 3

13'5" x 9'10" (4.11 x 3)

A further good sized double bedroom comprising inset spots, aerial point, wall mounted radiator and front facing uPVC window. Door leads to ensuite bathroom.

## ENSUITE

9'10" x 6'6" (3 x 2)

A fresh, white ensuite bathroom hosting a marble effect tiled flooring, white panelled walls, free standing Oyster shaped bath, corner glass shower cubicle with drench shower, white vanity unit with inset sink, low flush WC, wall mounted white heated towel rail, inset spots, extractor fan and frosted uPVC window.

## GARAGE

18'0" x 18'0" (5.5 x 5.5)

A large double garage, offering secure parking or that extra storage we all crave, comprising electric garage door, lighting, sockets and side door.

## EXTERIOR

The front of the property boasts great kerb appeal, framed with a beautiful cherry blossom and surrounded by stone walling, it offers a sizeable block paved driveway offering plenty of off road parking, outdoor sockets and well stocked, colourful borders. Pathways lead right round the house either side. To the rear of the property is a captivating country garden, hosting two extensive slabbed patios to the rear and side of the property allowing you to chase the sun, the perfect spots to entertain in the summer months, mainly then laid to lawn with established fruit trees and borders adding plenty of colour throughout the year. also comprising green house, floodlighting, wall lighting, outdoor sockets and outdoor tap.

## Floorplan



Total floor area 302.5 sq.m. (3,256 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)



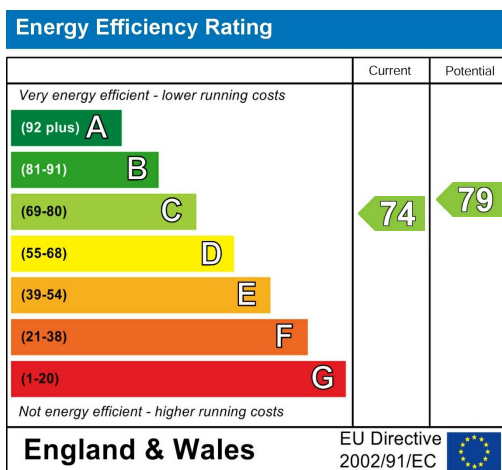








## Energy Efficiency Graph

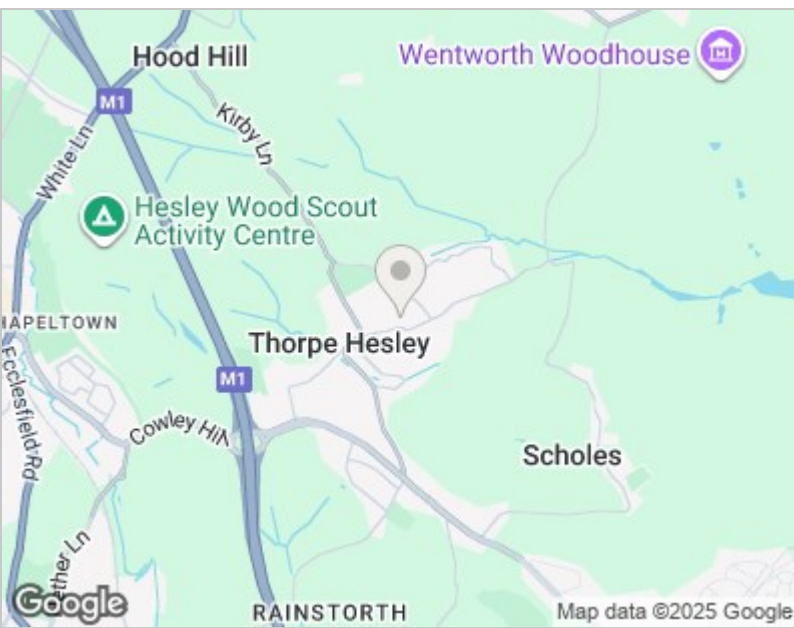


## Viewing

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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