



Main Street

Grenoside, Sheffield, S35 8PN

Guide Price £325,000 - £350,000



- 3 BED SEMI DETACHED
- IMPRESSIVE OPEN PLAN KITCHEN/DINER WITH HIGH SPECIFICATION
- STYLISH DECOR THROUGHOUT
- COSY YET CONTEMPORARY LOG BURNERS
- OUTBUILDING TO USE/CONVERT AS YOU WISH
- WELL LANDSCAPED, LOW MAINTENANCE GARDEN
- AMPLE OFF ROAD PARKING
- COMMUTER VILLAGE LOCATION
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND B

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GUIDE PRICE £325,000 - £350,000. Nestled on Main Street in the charming village of Grenoside, Sheffield, this 3 bed semi-detached house presents an exceptional opportunity for those seeking a stylish and modern family home. Located withing walking distance of all the village amenities, a stones thrown from Grenoside woods, surrounded by reputable schools, serviced by good public bus routes, only a short drive to the M1 and with direct roads leading to Sheffield Centre, Rotherham, Barnsley and Manchester.

The heart of the home is undoubtedly the extended open plan kitchen and dining area, which has been thoughtfully designed to create a bright and airy atmosphere. This impressive space is perfect for family gatherings and social occasions, featuring high-quality finishes that reflect a modern aesthetic. The property boasts stylish decor throughout, ensuring a warm and welcoming environment. With three well-proportioned bedrooms and a contemporary bathroom, this property is designed for comfortable living. Additionally, an outbuilding enhances the appeal of this home, currently serving as a store room and a home gym, providing versatility for your lifestyle needs.

The exterior of the property features a well-landscaped, low maintenance garden, ideal for enjoying the outdoors without the burden of extensive upkeep. This outdoor space is perfect for hosting summer barbecues with friends and family. Parking is also a breeze after a long day with a large block paved driveway providing off road parking for two cars comfortably.

Briefly comprising entrance hall way, living room, open plan kitchen/diner, three good sized bedrooms, family bathroom and outbuilding.

In summary, this semi-detached house on Main Street offers a perfect blend of modern living and convenience, making it an ideal choice for families or professionals looking for a stylish home in a desirable location. Don't miss the chance to make this delightful property your own....book your viewing today!

ENTRANCE HALL

Through a glazed composite door leads into a roomy entrance hall, creating a great impression on any guest, boasting herringbone oak Karndean flooring, wall mounted radiator, uPVC window, telephone point, large under stairs storage cupboard and stairs rising to the first floor.

LIVING ROOM

13'11" x 10'11" (4.26 x 3.33)

A sumptuous living space, drenched in natural light through a large uPVC bay window, boasting a Gazco gas stove bringing style, warmth and ambience to the room, housed in an opulent black fireplace with dark green ceramic tiles creating a great focal point. Also comprising fitted shutters at the windows, wall mounted radiator, aerial point and telephone point.

KITCHEN DINER

22'5" x 16'3" (6.84 x 4.97)

A superb open plan kitchen/diner, a great social space or family hub, hosting an exquisite fitted Nobilia German kitchen offering an array of beautiful and timeless grey stone effect wall and base units providing plenty of storage space, Dekton worksurfaces engineered for longevity, matching island and breakfast bar, inset one and a half bowl sink with black matt instant hot water tap, integrated AEG appliances include; tall fridge, tall freezer, electric oven, microwave combi-oven and dishwasher, inset induction hob with Bora extraction system and integrated dual temperature wine cooler. The room is drenched in natural light through bi-fold doors with inset blinds that open directly out on to the patio area, alongside 2 Velux window and uPVC window to the side elevation. The dining area hosts a Heta multi fuel stove, giving this large space a cosy feel in the wintry months. All finished off with two contemporary ribbon style black radiators, herringbone oak Karndean flooring, inset spots and a housed Combi boiler

LANDING

Comprising uPVC window with shutters, loft hatch and doors leading to all bedrooms and bathroom.

BEDROOM 1

12'5" x 8'9" (3.81 x 2.68)

An elegant master bedroom hosting a wall of mirrored sliding door wardrobes, wall mounted radiator and uPVC window with fitted shutters.

BEDROOM 2

11'11" x 10'10" (3.64 x 3.32)

A charming second double bedroom comprising wall mounted radiator, large uPVC window with fitted shutters

and loft hatch with stairs that pull down leading to a fully boarded loft with lighting.

BEDROOM 3

6'11" x 5'11" (2.13 x 1.81)

Currently used as a home office but could also make a great nursery or hobby room, comprising wall mounted radiator and uPVC window with shutters.

BATHROOM

7'6" x 5'10" (2.29 x 1.78)

A generously sized, sleek family bathroom, fully tiled in fresh white, comprising bath with luxurious drench shower over, grey vanity unit with inset sink, low flush WC, wall munter chrome heated towel rail, tiled flooring with under floor heating, shaver point, extractor fan, inset spotlights and frosted uPVC window with PVC shutters.

OUTBUILDING

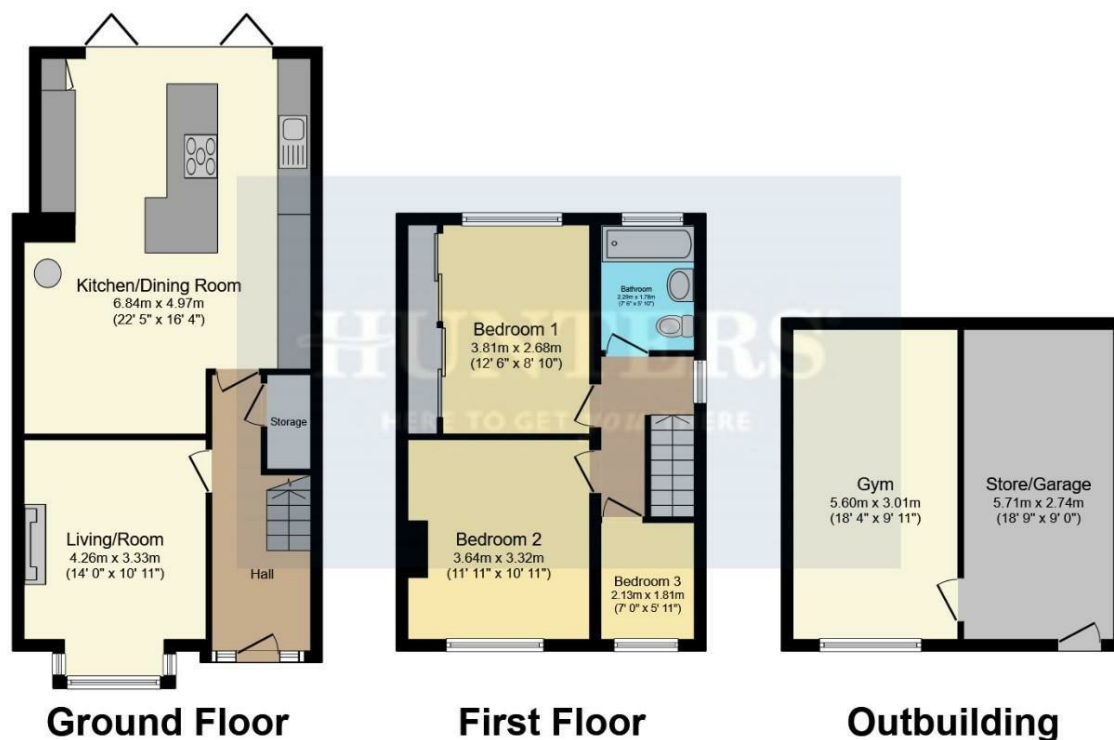
18'10" x 18'8" (5.75 x 5.71)

A handy addition to this property and the possibilities are endless, it is currently halved, with one half used as a home gym and the other side a store room offering that extra storage space we all crave. Comprising glazed composite door, uPVC window, inset spots, wall mounted electric heater, sockets throughout and a full alarm system.

EXTERIOR

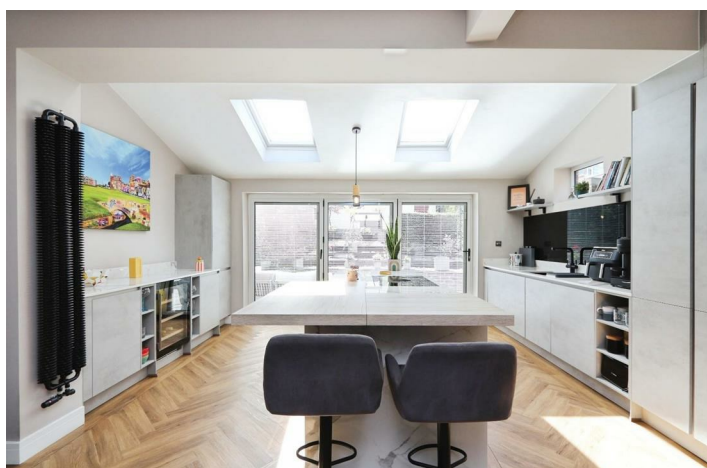
To the rear of the property is an impeccable, well landscaped, low maintenance garden, hosting a sunken Porcelain patio, a great extension to the kitchen/diner when the bi-fold doors are pulled back, creating the perfect spot to entertain in the summer months, steps lead up past a cascading rockery adorned with established shrubs providing plenty of colour throughout the year, leading to a sizeable raised composite deck, allowing you to chase the sun and offering a further space to sit out and host those BBQs in summer. All complete with lighting and outdoor tap. To the front of the property is an extensive block paved driveway creating off road parking for at least two cars comfortably, surrounded by established trees, also comprising wall lighting and sockets.

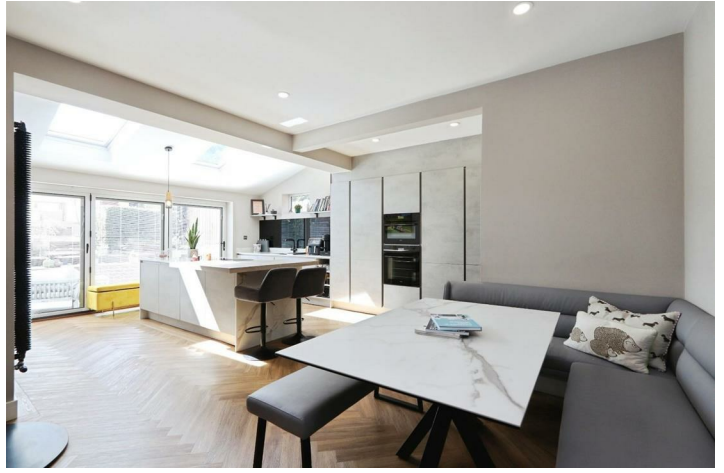
Floorplan



Total floor area 128.5 sq.m. (1,383 sq.ft.) approx

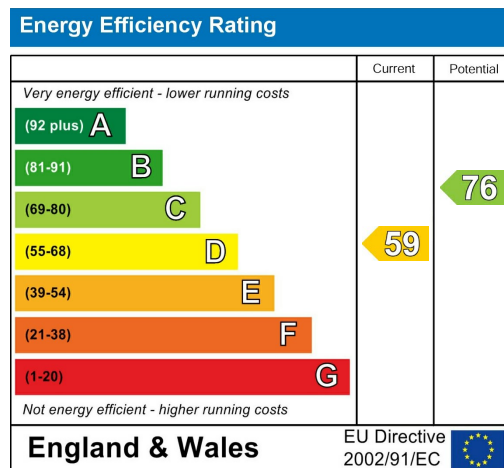
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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

