



## Park View Road

Chapeltown, Sheffield, S35 1WL

Guide Price £325,000 - £350,000

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- 3 BED DETACHED
- OPTION TO RECONFIGURE
- BEAUTIFULLY PRESENTED
- SIZEABLE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- NO UPWARD CHAIN
- READY AND WAITING FOR YOU TO PUT YOUR STAMP ON IT
- CONSERVATORY ADDING EXTRA LIVING SPACE
- AMPLE OFF ROAD PARKING
- GOOD COMMUTER LOCATION

# Park View Road

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GUIDE PRICE £325,000 - £350,000. NO UPWARD CHAIN! Nestled on the highly sought-after Park View Road in Chapelton, Sheffield, this charming, extended three-bedroom detached house presents an exceptional opportunity for those seeking a home with immense potential. The property boasts a generous plot size, featuring a beautiful garden that offers a tranquil outdoor space for relaxation and enjoyment.

Located within walking distance of Chapelton with all its amenities including the local train station, surrounded by outstanding schools, minutes away from the M1 and with direct roads leading to Sheffield Centre, Barnsley and Rotherham, it presents a great commuter option.

Inside, the house is elegantly presented, showcasing a wealth of living space that can be easily reconfigured to suit your personal needs and lifestyle. Whether you envision creating a modern open-plan layout or prefer more traditional room divisions, the possibilities are endless. Additionally, the property benefits from ample off-road parking, ensuring convenience for you and your guests. This delightful home is perfect for families or individuals looking to settle in a vibrant community while enjoying the comforts of a spacious and adaptable living environment.

Briefly comprising entrance hall, living room, dining room, breakfast/kitchen, utility room, conservatory, downstairs WC and shower room, three good sized bedrooms and family bathroom.

With its prime location and abundant features, this property is not to be missed. Come and explore the potential that awaits you in this lovely home....book your viewing today!

## ENTRANCE HALLWAY

Through a uPVC glazed door leads into a small porch area, featuring tiled flooring, perfect for muddy paws or wellies. Through an original solid wooden door with decorative glazed panels leads into a roomy entrance hall making a great impression on any guest, comprising large under stairs storage cupboard housing the Combi boiler, wall mounted radiator, telephone point and stairs rising to the first floor.

## LIVING ROOM

19'8" x 14'7" (6 x 45)

An exquisite living room, made even more grand by a further extension, hosting a charming white fireplace with marble surround and wood burner giving a great focal point to the room and cosy feel in the wintry months, with distinctive moulded wall alcoves, grand ceiling roses with chandelier light fittings, two wall mounted radiators, aerial point, uPVC window and large uPVC bay window drenching the room in natural light.

## DINING ROOM

12'1" x 11'5" (3.7 x 3.5)

An opulent dining room, with scope to open out into the adjacent kitchen to create a large open plan kitchen/diner if desired, hosting a built in window seat with uPVC windows overlooking the conservatory, also comprising wall mounted radiator and telephone point.

## BREAKFAST KITCHEN

13'1" x 6'11" (4 x 2.13)

A spacious, well thought out monochrome breakfast kitchen, hosting an array of white wooden wall and base units, contrasting black work surfaces and breakfast bar, inset one and a half bowl sink and drainer with mixer tap, inset touch control ceramic hob with automatic turn off, extractor hood above, integrated electric oven, under counter space and plumbing for a dishwasher, under counter space for fridge, tiled flooring, wall mounted radiator, uPVC window and sliding door leading into the utility room.

## UTILITY ROOM

7'2" x 5'10" (2.2 x 1.8)

Comprising cream marble effect work surface, under counter space and plumbing for washing machine, dryer and freezer, also comprising wall mounted radiator, lighting, sockets and uPVC window,

## CONSERVATORY

12'1" x 11'5" (3.7 x 3.5)

A great addition to any home, offering that versatile extra living space to use as you wish whilst allowing you to enjoy the garden all year round, comprising tiled flooring, fan light, wall light, sockets, uPVC windows surround with uPVC French doors opening out onto the Indian stone patio, creating a great social space, especially in summer.

## SHOWER ROOM/WC

8'9" x 5'0" (2.67 x 1.53)

A handy addition to any busy household, fully tiled in serene cream, comprising corner shower cubicle with plumbed in shower, white vanity unit with marble worksurface and set circular sink, low flush WC, chrome wall mounted heated towel rail, further wall mounted radiator and frosted uPVC window,

## LANDING

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

## MASTER BEDROOM

13'1" x 12'5" (4 x 3.8)

A good sized double bedroom hosting two walls of cream fitted wardrobes offering that extra storage space we all crave, also hosting a delightful built in window seat, wall mounted radiator and large uPVC bay window flooding the room in natural light.

## BEDROOM 2

12'5" x 10'3" (3.8 x 3.14)

A further good sized double bedroom boasting a wall of fitted pine wardrobes, also comprising wall mounted radiator and rear facing uPVC window.

## BEDROOM 3

12'1" x 8'2" (3.7 x 2.5)

A good sized single bedroom, nursery or home office, comprising built in white wardrobes and desk area, laminate flooring wall mounted radiator and front facing uPVC window.

## BATHROOM

6'6" x 6'6" (2 x 2)

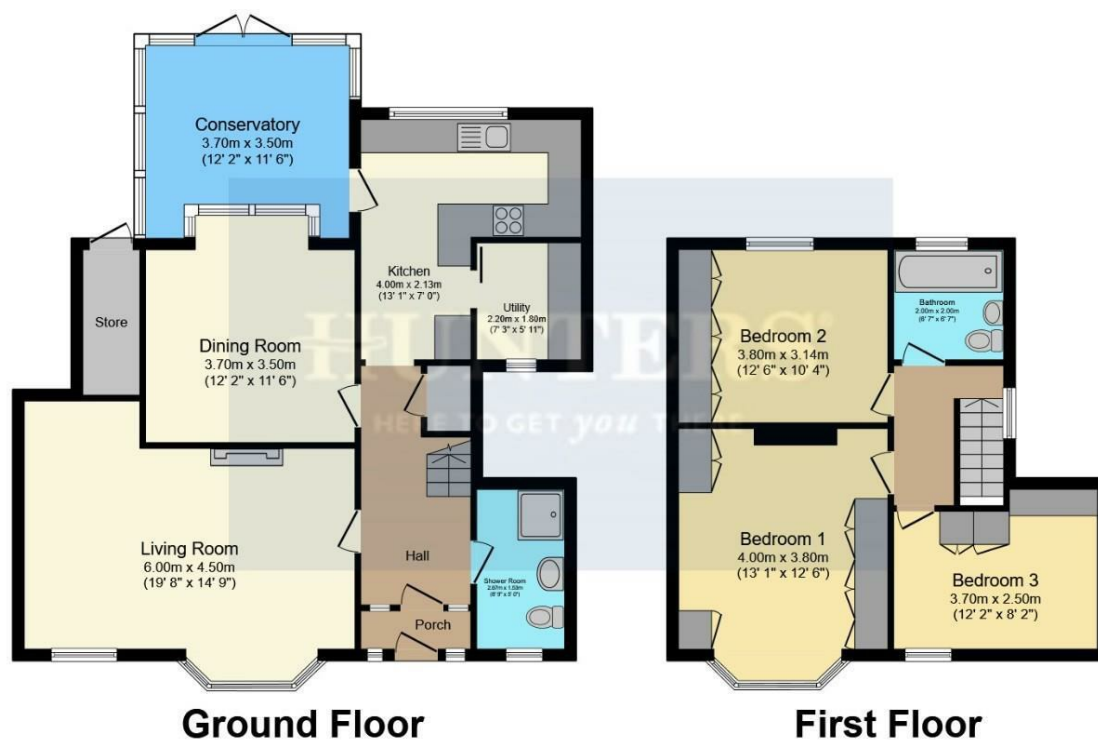
A generously sized family bathroom, tiled in nautical blue tones, comprising bath, pedestal sink, low flush WC, wall mounted radiator and frosted uPVC window,

## EXTERIOR

The front of the property boasts a sizeable walled, low maintenance garden with established trees and shrubs. A long driveway runs down the side of the property providing off road parking for at least three cars comfortably, the front garden could also be easily transformed into further parking if desired. To the rear of the property is an extensive, fully enclosed, sun drenched garden hosting an extensive Indian stone patio with further raised stone patio covered by a wisteria laden gazebo, creating great options for sitting out and entertaining in the summer months, also boasting two further neat lawn areas, vegetable patch area, log store, lighting, outdoor tap, shed and a brick built store providing further outdoor storage.



## Floorplan

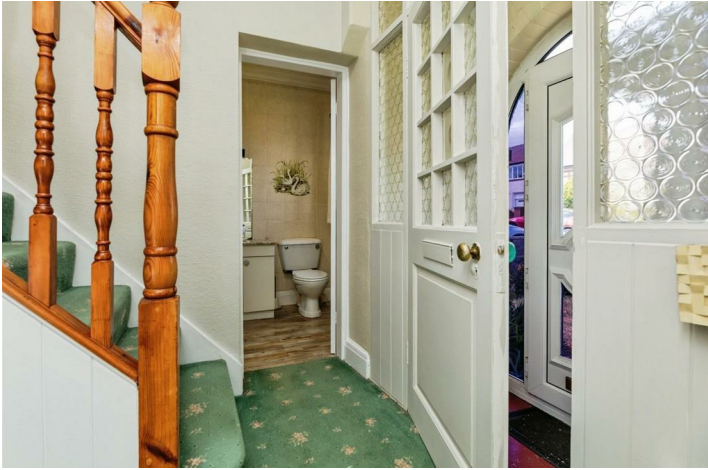


Total floor area 138.2 sq.m. (1,488 sq.ft.) approx

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)



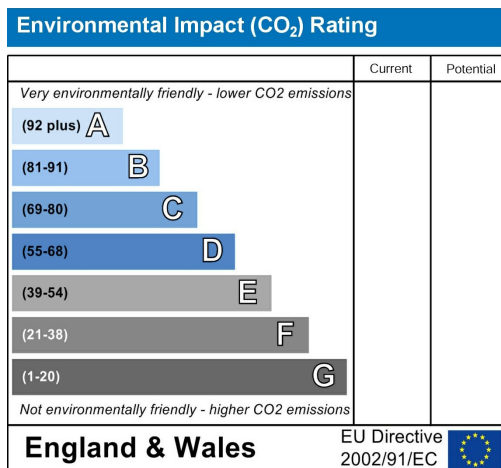
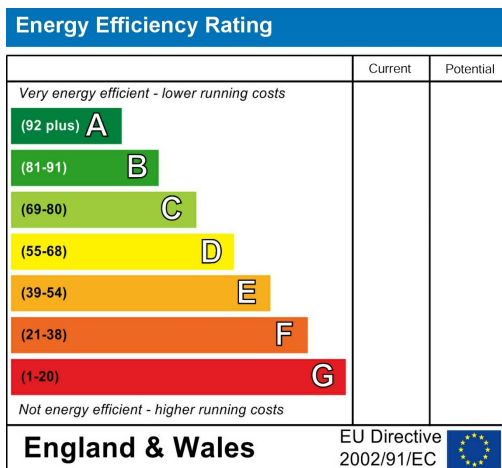








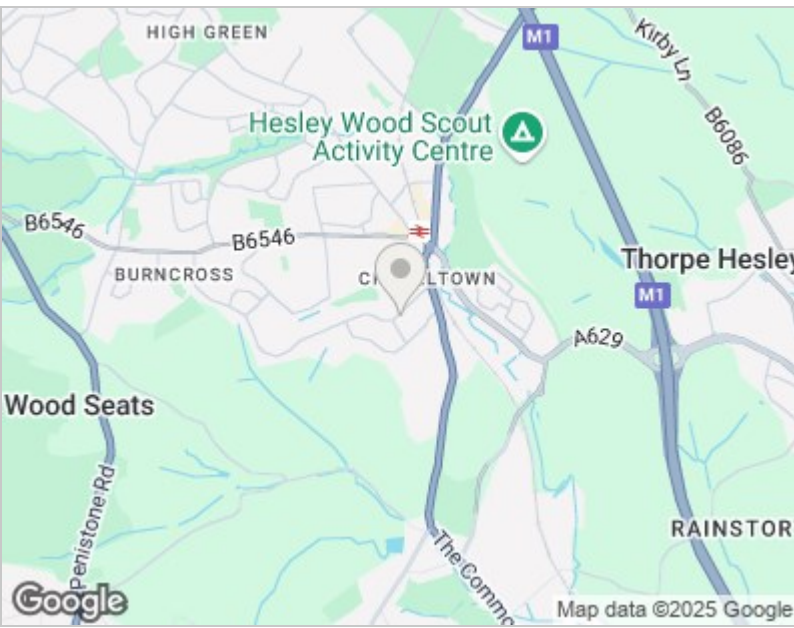
## Energy Efficiency Graph



## 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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