



## Wheata Road

Sheffield, S5 9FQ

Guide Price £200,000 - £210,000



- 3 BED MID TERRACE
- CONTEMPORARY KITCHEN AND BATHROOM
- GENEROUS ROOM DIMENSIONS
- LARGE DRIVEWAY
- CLOSE TO AN ARRAY OF AMENITIES
- STYLISH DECOR THROUGHOUT
- CHARACTERFUL FEATURES
- FULLY ENCLOSED SIZEABLE GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

# Wheata Road

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GUIDE PRICE £200,000 - £210,000. Nestled on Wheata Road in Sheffield, this stylish 3 bed house presents an exceptional opportunity for those seeking a modern and comfortable home. The property boasts a contemporary design that is evident throughout, creating an inviting atmosphere for both relaxation and entertaining and allowing you to move straight in!

Located within walking distance to an array of amenities, surrounded by reputable schools, serviced by good public bus routes and direct roads leading to the M1, Northern General Hospital, Sheffield Centre and Rotherham, making commuting a breeze if needed.

As you step inside, you will be greeted by magnificent room sizes that enhance the sense of space and light. The sleek bathroom and kitchen/diner are particularly noteworthy, featuring modern fixtures and finishes that cater to both functionality and aesthetics.

The outdoor space is equally impressive, with a sizeable fully enclosed garden that offers a private sanctuary for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes ample off-road parking for two cars on the front driveway, ensuring convenience for residents and guests alike.

Briefly comprising entrance porch, entrance hall, living room, kitchen/diner, downstairs WC, three good sized bedrooms and bathroom.

In summary, this house on Wheata Road is a delightful blend of style, space, and practicality, making it an ideal choice for those looking to settle in a vibrant community. Do not miss the chance to make this splendid property your new home.



## ENTRANCE PORCH

Through a glazed uPVC door leads into a handy porch area, the perfect cloakroom space, hosting laminate flooring perfect for muddy paws or wellies and oak glazed door leading into the entrance hall.

## ENTRANCE HALL

A spacious entrance hallway, creating a great impression on any guest, comprising two built in storage cupboards, one housing the plumbing for a washing machine, laminate flooring, wall mounted vertical grey radiator, inset spotlights and stairs rising to the first floor with an oak/glass balustrade giving the space a contemporary twist. .

## LIVING ROOM

15'2" x 13'1" (4.63 x 4)

A sumptuous, light and airy living room hosting a charming tiled feature fireplace with Oak mantle, giving a great focal point to the room and cosy feel, also comprising large front facing uPVC window, aerial point, telephone point and wall mounted radiator.

## KITCHEN DINER

13'1" x 9'0" (4 x 2.76)

A sleek kitchen/diner hosting an array of dark grey matt wall and base units providing plenty of storage space, contrasting stone effect work surfaces, matching dining island with additional cupboards, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, inset induction hob with tilted black extractor above, integrated electric oven/grill, integrated tall fridge freezer, integrated dishwasher, housed Combi boiler, large built in larder, wall mounted vertical grey radiator, laminate flooring, inset spots and uPVC window. Door leads to a rear porch with downstairs WC and uPVC door leading to the garden.

## DOWNSTAIRS WC

A handy addition to any busy household comprising low flush WC and frosted uPVC window.

## LANDING

A roomy landing hosting the contemporary oak/glass balustrade, loft hatch leading to a

partially boarded loft, inset spots and doors leading to all bedrooms and bathroom.

## BEDROOM 1

14'1" x 12'0" (4.3 x 3.67)

A well presented, large master bedroom, flooded in natural light through a large front facing uPVC window, also comprising characterful wood wall panelling, built in wardrobe and wall mounted radiator.

## BEDROOM 2

14'7" x 8'11" (4.46 x 2.72)

A further good sized double bedroom hosting a large built in storage cupboard, laminate flooring and rear facing uPVC window.

## BEDROOM 3

11'1" x 9'10" (3.4 x 3)

A small double, large single, nursery or home office if desired, boasting a built in storage area with rails and shelving, laminate flooring, wall mounted radiator and front facing uPVC window.

## BATHROOM

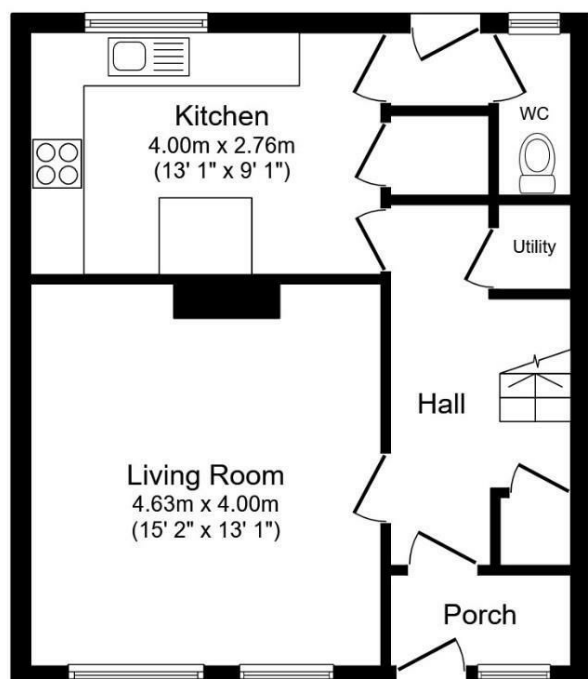
7'1" x 6'0" (2.18 x 1.83)

A generously sized, modern monochrome family bathroom, tiled in an 'on trend' textured grey tile, comprising bath with luxurious drench shower over, white vanity unit with set ceramic sink, low flush WC, wall mounted chrome heated towel rail and frosted uPVC window.

## EXTERIOR

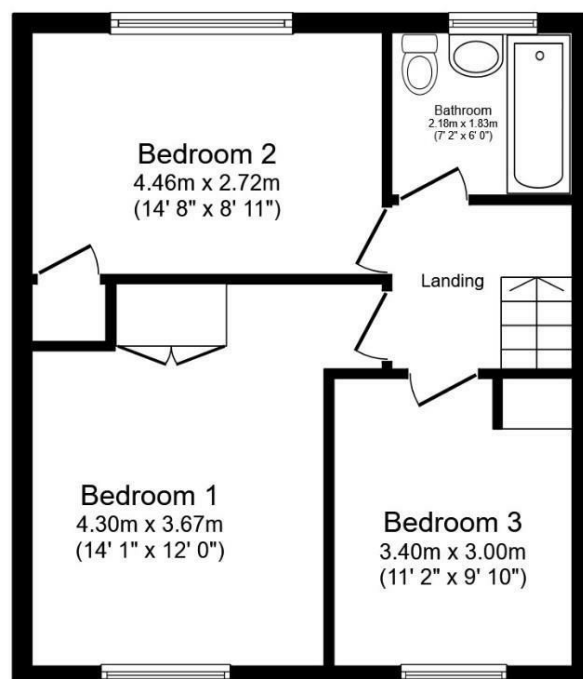
To the rear of the property is a fully enclosed, sun drenched garden, a few steps lead up to a sizeable slabbed patio area, perfect for entertaining in the summer months, mainly laid to lawn with an extensive decked area at the top of the garden allowing you to chase the sun in the day. Also comprising brick built store adding extra storage space and outdoor tap. To the front of the property is a large slabbed driveway providing off road parking comfortably for two cars, always appreciated at the end of a long day!

## Floorplan



### Ground Floor

Floor area 43.2 sq.m. (465 sq.ft.)

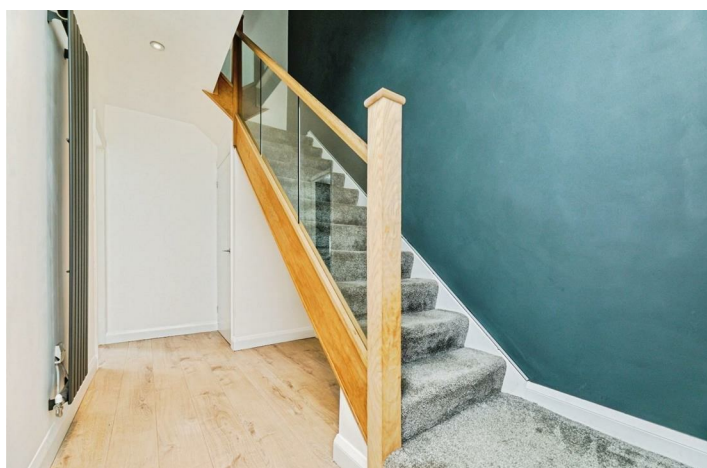


### First Floor

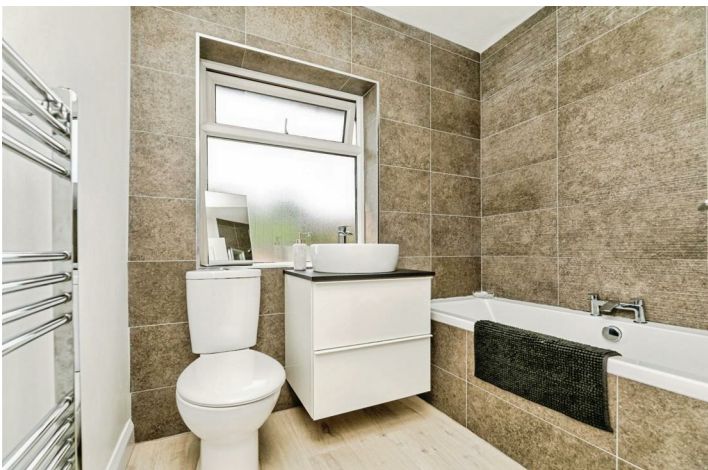
Floor area 43.2 sq.m. (465 sq.ft.)

**Total floor area: 86.4 sq.m. (931 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



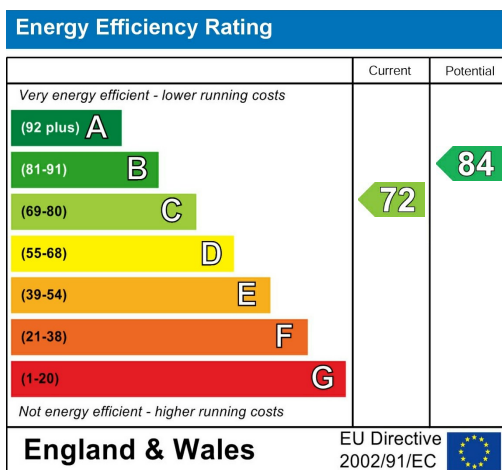








## Energy Efficiency Graph

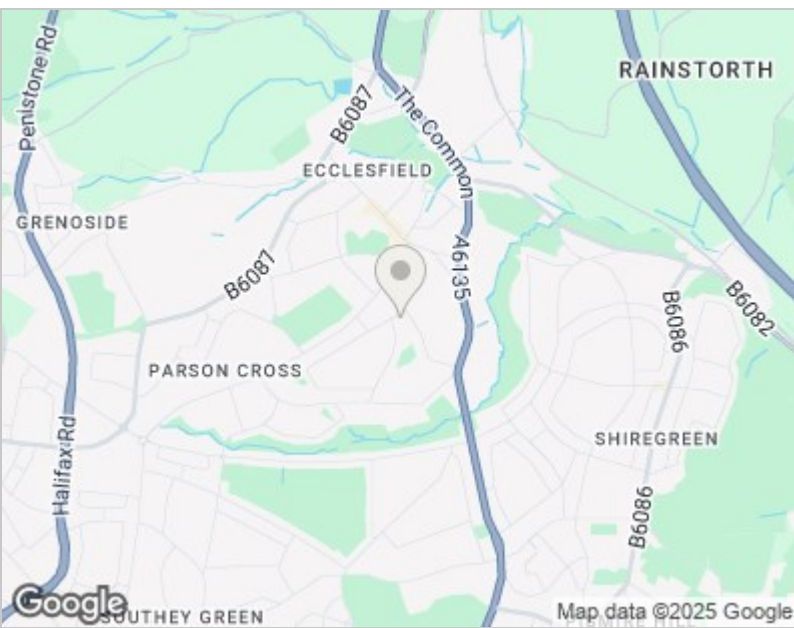


## Viewing

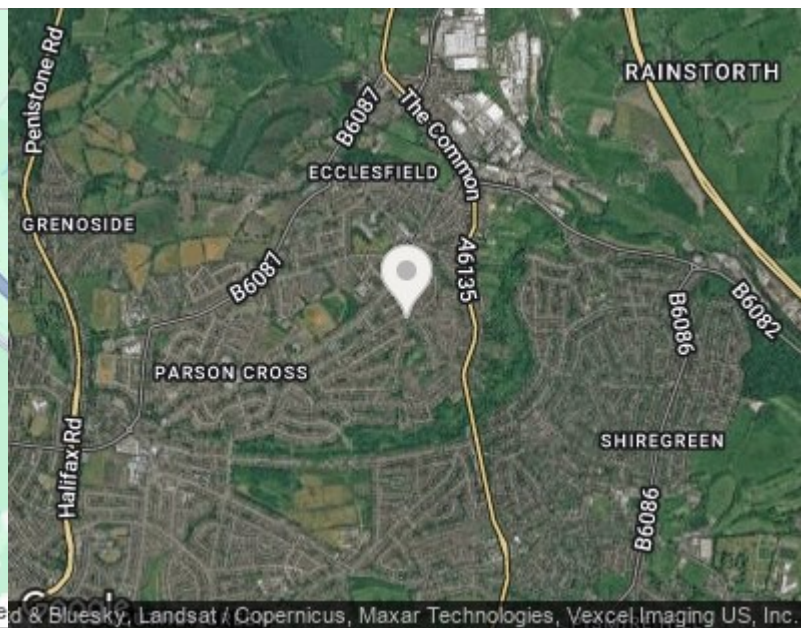
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Road Map



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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