



Ironstone Drive

Chapeltown, Sheffield, S35 3XZ

Guide Price £290,000 - £300,000

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- 3 BED 3 STOREY TOWNHOUSE
- EXTENDED TO CREATE OPEN PLAN LIVING
- GENEROUS DIMENSIONS
- AMPLE OFF ROAD PARKING PLUS GARAGE
- COUNCIL TAX BAND C

- STUNNING INTERIOR
- CONTEMPORAY KITCHEN AND BATHROOMS
- WELL LANDSCAPED GARDEN WITH SUMMER HOUSE
- GOOD COMMUTER LOCATION
- MOVE STRAIGHT IN!

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GUIDE PRICE £290,000 - £300,000. Nestled in the desirable commuter location of Chapelton, Sheffield, this stunning townhouse on Ironstone Drive offers a perfect blend of modern living and comfort. This property boasts a beautifully designed interior that is sure to impress.

Located close to an array of amenities, surrounded by outstanding schools, minutes away from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley.

As you enter, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertainment. The heart of the home is the open plan kitchen/dine extended into a sun room, creating a fantastic social space ideal for family gatherings or hosting friends. The sleek kitchen is equipped with contemporary fittings, making it both stylish and functional.

This townhouse features three well-proportioned bedrooms, providing plenty of room for a growing family or guests. modern bathroom and convenient w/c, morning routines will be a breeze.

Outside, the beautifully landscaped garden is a true highlight, offering a serene retreat from the hustle and bustle of daily life. The addition of a charming summer house enhances the outdoor experience, making it a perfect spot for relaxation or hobbies. Parking is also a significant advantage, with space available for two vehicles comfortably plus a garage.

Briefly comprising, entrance hallway, open plan kitchen/dining/sun room, downstairs w/c, living room, three good sized bedrooms, family bathroom and integral garage.

In summary, this townhouse on Ironstone Drive is a remarkable opportunity for anyone looking to enjoy a stylish and comfortable lifestyle in a sought-after location. Don't miss your chance to make this beautiful property your own...book your viewing today!

ENTRANCE HALLWAY

Through a composite glazed door leads into a convenient entrance hallway, a great cloakroom area, comprising wall mounted radiator, characterful dark wooden stairs leading to the first floor.

KITCHEN

12'2" x 11'1" (3.71 x 3.4)

A sleek and contemporary breakfast kitchen, a great social space or family hub as it also opens out into the extended sun room. Offering an array of white gloss wall and base units providing plenty of storage space, luxurious white sparkle laminate work tops and island/breakfast bar, inset round stainless steel sink with matching mixer tap, integrated 4 ring gas hob with modern stainless steel extractor hood above, integrated electric oven, integrated undercounter fridge and freezer, integrated dishwasher and washing machine, freestanding wine cooler, dark wood laminate flooring and wall mounted radiator.

DINING / SUN ROOM

12'0" x 8'6" (3.66 x 2.61)

A beautiful addition to this property, creating a generously sized formal dining area or additional living space if desired, dining room flows seamlessly through in to the kitchen, flooded in natural light through uPVC window and two sets of uPVC French doors with built in blinds opening out onto the garden, also comprising dark wood laminate flooring and wall mounted radiator.

LIVING ROOM

13'1" x 12'0" (4 x 3.66)

A stylish, light and airy living space drenched in natural light through large front facing uPVC bay windows, modern vertical white radiator, further wall mounted radiator, two aerial points, dark wood laminate flooring and doors leading directly into the kitchen and hallway.

W/C

A handy addition to any busy household, comprising white low flush WC, white vanity unit with inset ceramic sink, monochrome brick mosaic tiling, dark wood laminate flooring, wall mounted radiator and frosted uPVC window.

MASTER BEDROOM

12'11" x 8'6" (3.96 x 2.6)

A superb, elegant master suite hosting an array of fitted white gloss wardrobes and drawers, also comprising wall mounted radiator, aerial point and front facing uPVC windows.

BEDROOM 2

11'5" x 8'6" (3.5 x 2.6)

A further large double bedroom hosting a rear facing uPVC window, built in wardrobe that also houses the boiler and wall mounted radiator.

BEDROOM 3

9'2" x 6'6" (2.8 x 2)

Currently used as a dressing room, but could also be used as a single bedroom, nursery or home office, comprising dark wood laminate flooring, aerial point, rear facing uPVC window and wall mounted radiator.

BATHROOM

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

A generously sized main bathroom, fully tiled in on trend grey, comprising bath with electric shower over, white gloss vanity unit with inset sink, low flush WC, wall mounted radiator, shaver point, extractor fan and frosted uPVC window.

GARAGE

19'8" x 15'8" (6 x 4.8)

Offering that extra storage space we all crave or secure parking, comprising up and over door, lighting and sockets, fitted white wall and base units with sink and additional storage cupboard.

EXTERIOR

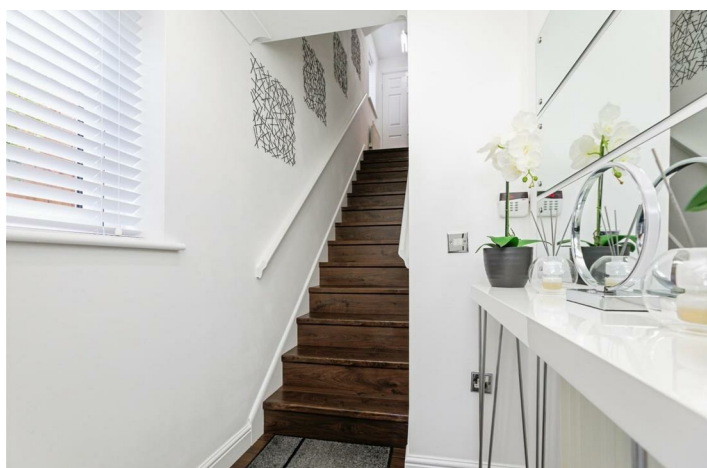
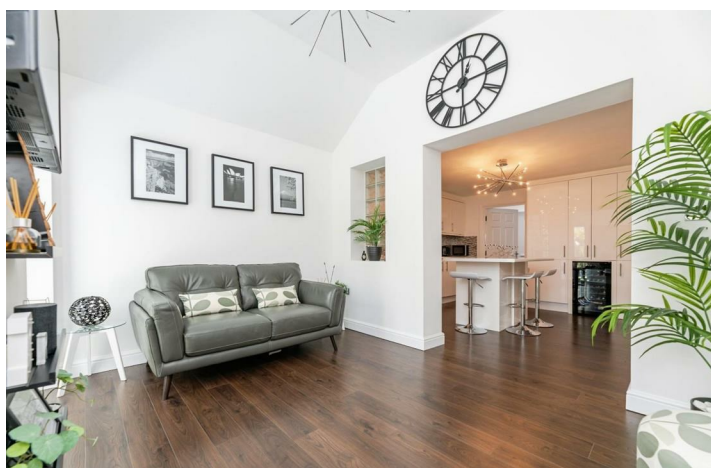
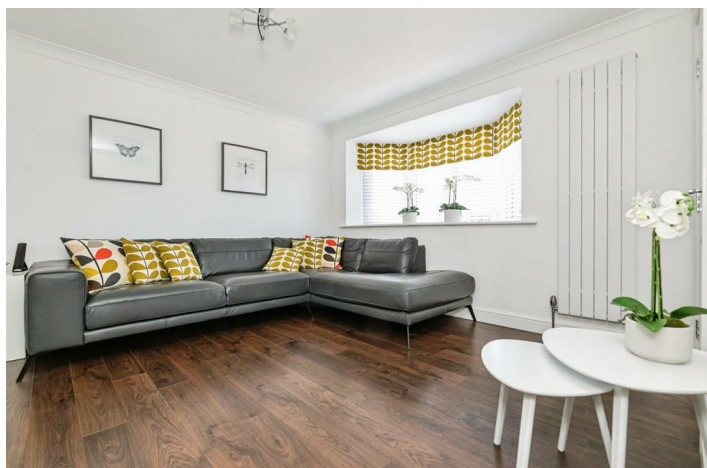
The front of the property boasts elegant kerb appeal with a low maintenance raised flower bed and driveway. To the rear of the property is a stunning fully enclosed, sun drenched, well landscaped garden, offering an extensive decked patio area offering the perfect spot for sitting out and entertaining in the summer months, raised sleeper flower beds with established plants adding splashes of colour throughout the year, neat lawn and a magnificent summer house providing a great indoor/outdoor space to allow you to enjoy the garden in all weathers; comprising's seating, electrics and windows.

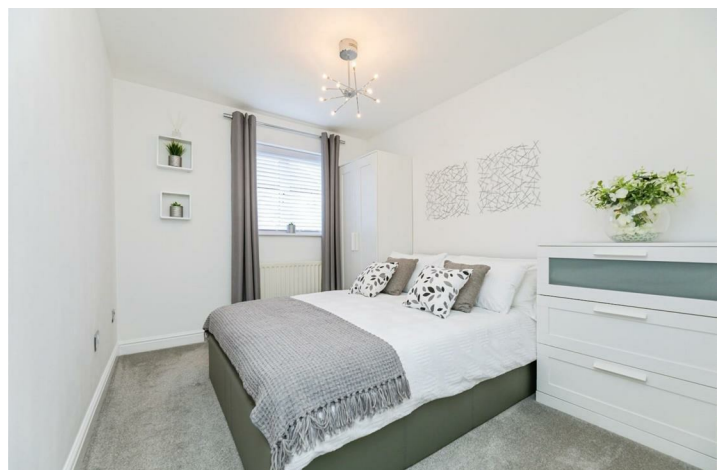
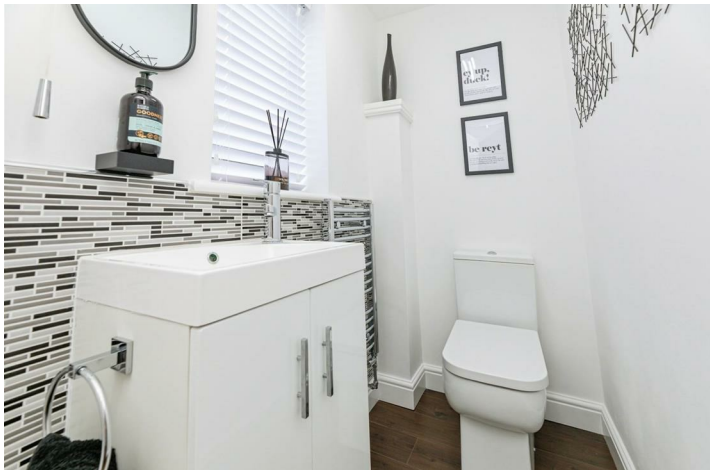
Floorplan



Total floor area 120.9 sq.m. (1,302 sq.ft.) approx

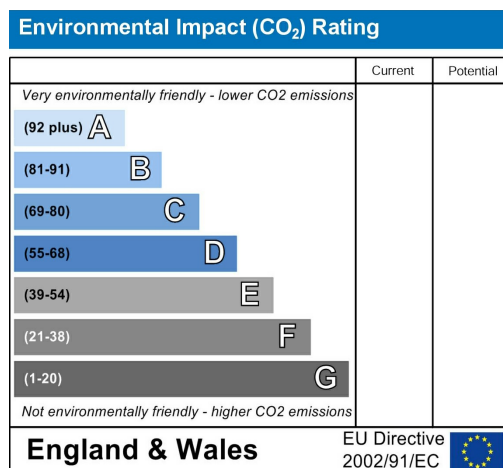
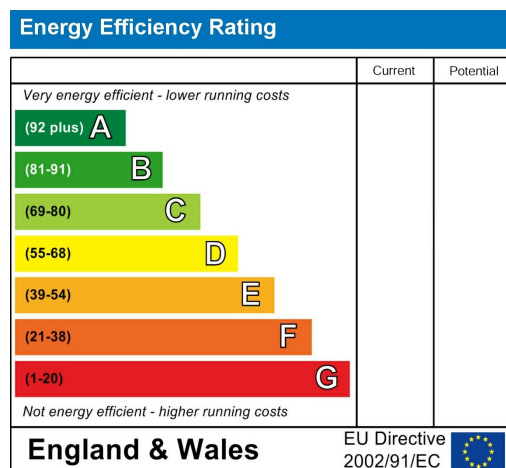
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







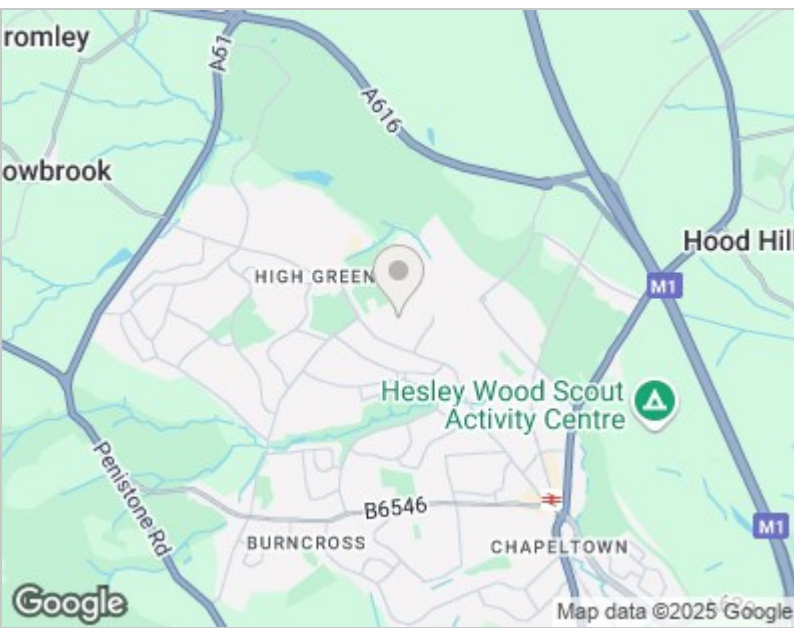
Energy Efficiency Graph



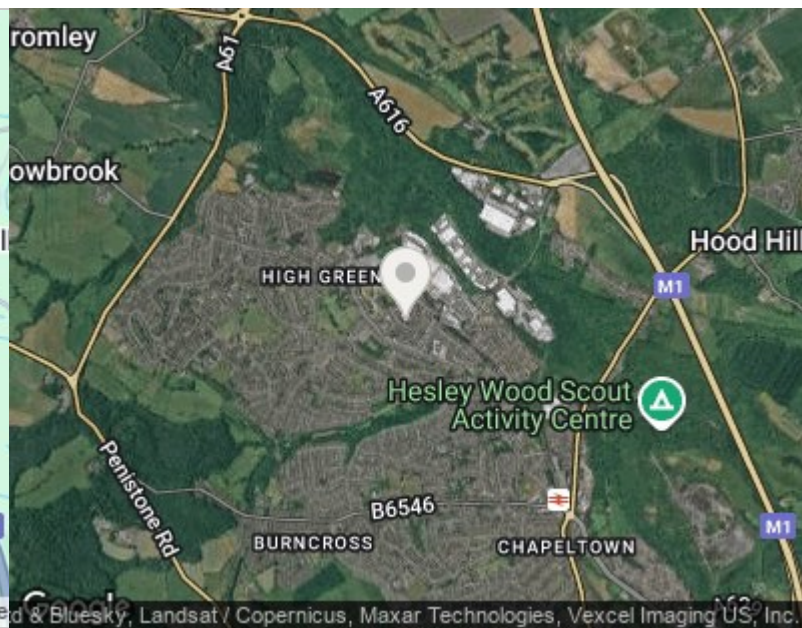
Viewing

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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