



Bevan Way

Chapelton, Sheffield, S35 1RJ

Guide Price £200,000 - £220,000



- 3 BED SEMI
- CONTEMPORARY KITCHEN AND BATHROOM
- HANDY PORCH AREA PROVIDING PLENTY OF EXTRA STORAGE
- OFF ROAD PARKING
- GOOD COMMUTER LOCATION
- MOVE STRAIGHT IN
- STYLISH DECOR THROUGHOUT
- SIZEABLE GARDEN WITH LEAFY WOODLAND BACKDROP
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND B

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GUIDE PRICE £200,000 - £220,000. Nestled in the charming area of Bevan Way, Chapelton, Sheffield, this delightful semi-detached house presents an excellent opportunity for those seeking a modern and stylish home. Located on a popular road, close to an array of amenities, surrounded by outstanding schools, minutes away from the M1 and the local train station making commuting a breeze and with direct roads leading to Sheffield centre, Rotherham and Barnsley.

With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space. The property boasts two inviting reception rooms that offer ample space for relaxation and entertaining. The modern fixtures and fittings throughout the home enhance its appeal, while the stylish decor creates a fresh and welcoming atmosphere. Each room is generously sized, allowing for comfortable living and the flexibility to arrange your furniture as you desire.

One of the standout features of this property is the sizeable landscaped garden, which hosts a serene woodland backdrop. This outdoor space is ideal for enjoying sunny days, hosting gatherings, or simply unwinding in a peaceful setting.

Briefly comprising entrance hallway, living room, kitchen, dining room, side porch, three good sized bedroom and family bathroom.

With the added benefit of being ready to move straight in, this home is a fantastic choice for those looking to settle down without the hassle of renovations. In summary, this semi-detached house on Bevan Way is a wonderful blend of modern living and leafy beauty, making it a must-see for anyone in search of their next home in north Sheffield.

ENTRANCE HALLWAY

Through a glazed uPVC door leads into a roomy entrance hall, comprising laminate flooring, wall mounted radiator, understairs storage cupboard, telephone point and stairs rising to the first floor.

LIVING ROOM

12'11" x 12'5" (3.94 x 3.8)

A light and airy living room drenched in natural light through a large rear facing uPVC window that frames the garden perfectly, decorated in 'on trend' grey, also comprising wall mounted radiator and aerial point.

KITCHEN

12'9" x 9'0" (3.89 x 2.76)

A contemporary, galley style kitchen boasting an array of cream wall and base units providing plenty of storage space, contrasting wood effect work surfaces, fully tiled in white, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, integrated stainless steel gas hob with extractor hood above, integrated electric oven, alcove for tall fridge/freezer, under counter space and plumbing for washing machine, wall mounted boiler, laminate flooring, large front facing uPVC window and archway leading through to the dining room, creating a great family hub or social space.

DINING ROOM

9'7" x 9'3" (2.93 x 2.84)

A stylish dining area, boasting a large rear facing uPVC window, laminate flooring and wall mounted radiator.

SIDE PORCH

A handy addition to the property offering the perfect cloakroom space, plenty of extra storage and the perfect spot for muddy paws or wellies, comprising laminate flooring, lighting, sockets and wall mounted electric heater. A door leads into a spacious storage room, providing white wall and base units, black work surfaces, sockets for further appliances and uPVC window. Glazed uPVC doors are position at both the front and rear of the porch, giving access from the front of the property and access into the garden.

LANDING

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

BEDROOM 1

10'7" x 10'0" (3.25 x 3.07)

A beautifully presented master bedroom, hosting a wall of white fitted wardrobes offering that extra storage space we all crave, wall mounted radiator and rear facing uPVC window.

BEDROOM 2

11'0" x 9'4" (3.36 x 2.87)

A further good sized double bedroom comprising built in storage cupboard that also houses the water tank, laminate flooring, wall mounted radiator and rear facing uPVC window.

BEDROOM 3

8'6" x 7'11" (at widest points) (2.6 x 2.43 (at widest points))

A great single bedroom, nursery or home office, comprising telephone point, wall mounted radiator and front facing uPVC window.

BATHROOM

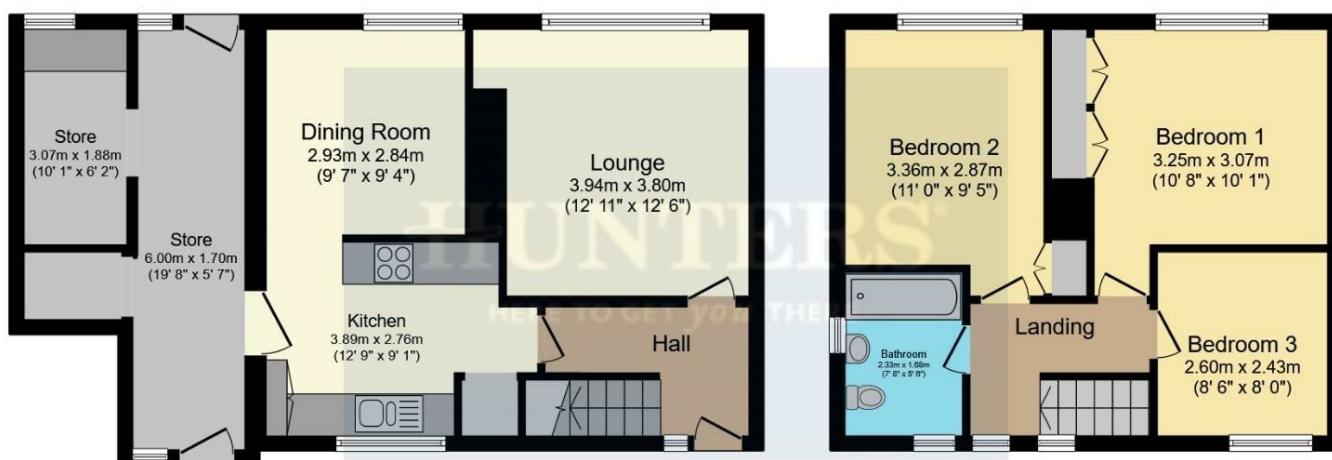
7'7" x 5'6" (2.33 x 1.68)

A generously sized bathroom, fully tiled in monochrome tones, comprising bath with shower over, white pedestals sink, low flush WC, wall mounted chrome heated towel rail and two frosted uPVC windows.

EXTERIOR

The front of the property boasts great kerb appeal with a sizeable walled front garden, offering a gated driveway, neat lawn and gated pathway leading to the front door, complete with a valuable electric charging point already installed and outdoor tap. To the rear of the property is a well landscaped, leafy retreat, with a beautiful woodland backdrop, extensive lawn area, well stocked colourful borders surround and a sizeable raised slabbed patio provides the perfect space to entertain or sit out in the summer months, all complete with outdoor lighting and sockets.

Floorplan



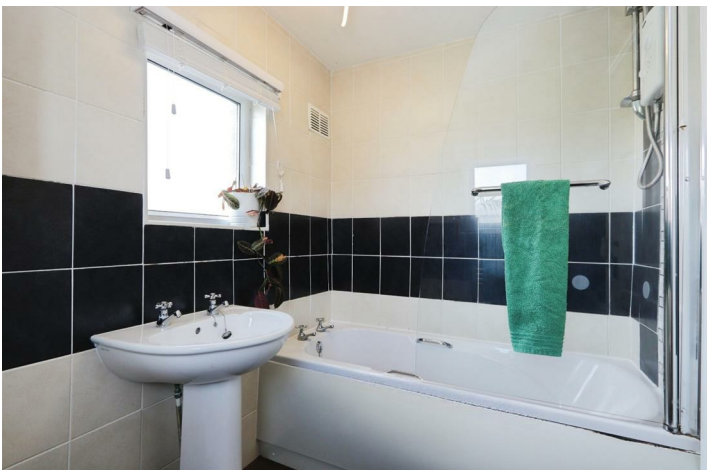
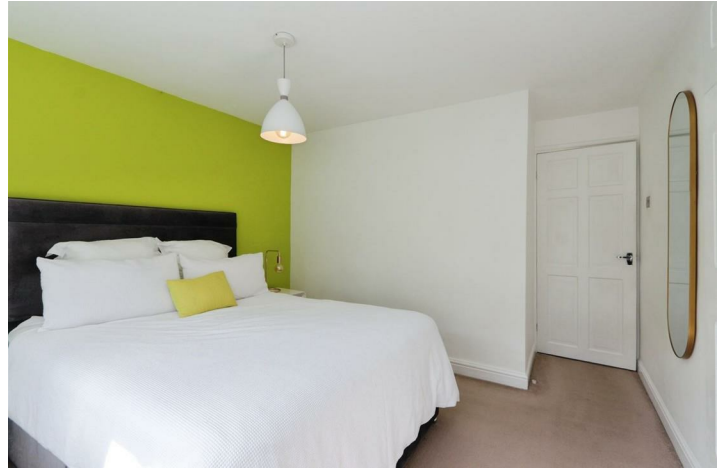
Ground Floor

First Floor

Total floor area 97.4 sq.m. (1,048 sq.ft.) approx

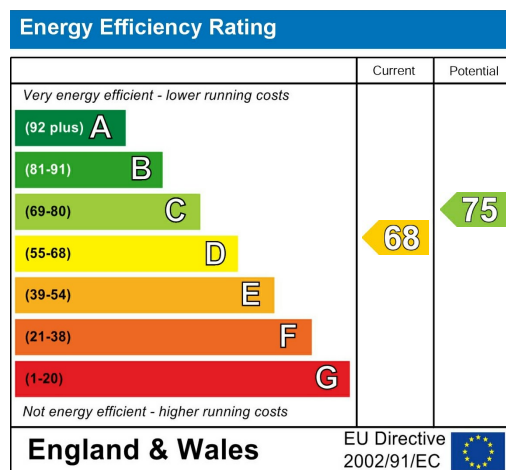
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







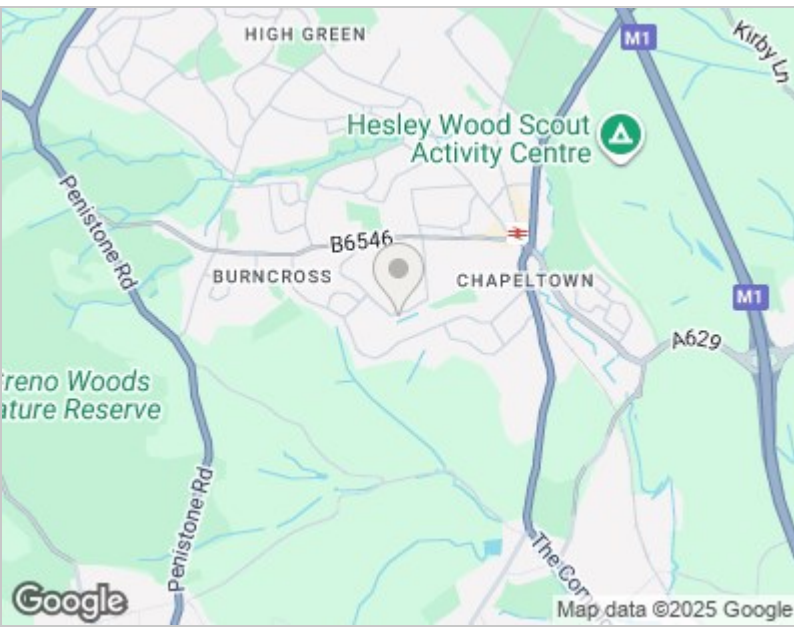
Energy Efficiency Graph



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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