



Scholes View

Ecclesfield, Sheffield, S35 9UP

Guide Price £375,000 - £400,000



- 4 BED DETACHED
- BEAUTIFUL OPEN PLAN KITCHEN/DINER/LIVING
- GOOD SIZED DIMENSIONS THROUGHOUT
- LOW MAINTENANCE GARDENS
- GOOD COMMUTER LOCATION
- PLENTY OF ACCOMODATION OVER THREE FLOORS
- STUNNING BATHROOMS
- OPTIONS TO USE THE LAYOUT AS YOU WISH
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND E

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GUIDE PRICE £375,000 - £400,000. Nestled in the desirable estate of Scholes View, Ecclesfield, Sheffield, this impressive detached house offers a perfect blend of modern living and convenience. With four spacious bedrooms and three stylish bathrooms, this property is ideal for families seeking ample space and comfort.

The property spans three floors, offering plenty of living accommodation to suit your lifestyle needs. The heart of the home is undoubtedly the open plan kitchen, dining, and living area, which creates a wonderful family hub. This beautifully designed kitchen boasts a country style finish and the space is perfect for both everyday meals and special occasions.

Step outside to discover a low maintenance, landscaped garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. This outdoor space is ideal for family gatherings or simply unwinding after a long day.

Location is key, and this home does not disappoint. It is within walking distance to local parks and shops, making daily errands a breeze. Additionally, the area is surrounded by reputable schools, making it an excellent choice for families. For those commuting, the property is just minutes away from the M1, and provided easy access to Sheffield and beyond.

Briefly comprising entrance hall, downstairs WC, utility room, open plan kitchen/living/diner, snug, four good sized bedrooms, two large store rooms, ensuite, family bathroom and integral garage.

In summary, this stunning detached house on Scholes View is a rare find, offering a perfect combination of style, space, and convenience. It is an ideal choice for anyone looking to settle in a vibrant community with all the amenities at their fingertips.

ENTRANCE HALL

Through a glazed composite door leads into an inviting entrance hall, with a great cloakroom space under the stairs, two wall mounted radiators, tiled flooring, telephone point and doors leading to a large store room, downstairs WC, garage and bedroom. Stairs rise to the first floor.

BEDROOM 4

17'4" x 10'5" (5.3 x 3.2)

Currently used as a playroom/store room, originally a double bedroom, but has many options such as a gym or home office, comprising two uPVC windows and two wall mounted radiators. Door leads to entrance hall and utility room.

UTILITY ROOM

10'5" x 6'6" (3.2 x 2)

Comprising white base units, grey granite effect work surfaces, inset stainless steel sink and drainer, under counter space and plumbing for appliances, wall mounted radiator and extractor fan.

DOWNSTAIRS WC

A handy addition to any busy household, fully tiled in cream, comprising low flush WC, white pedestal sink and wall mounted radiator.

KITCHEN/DINER

25'7" x 11'5" (7.8 x 3.5)

A beautiful, light and airy open plan kitchen/diner, that also opens out into the dining room, creating a great family hub. The spacious country style kitchen offers an array of cream wall and base units providing plenty of storage options, contrasting wood effect work surfaces, inset composite one and a half bowl sink with brushed chrome mixer tap, inset 4 ring electric hob with extractor hood above, integrated electric oven, integrated tall fridge/freezer, integrated dishwasher, inset spots, laminate floor, uPVC window, wall mounted radiator, glazed composite door leading to the garden and uPVC French doors opening out from the dining area onto the patio creating a great social space.

LIVING AREA

14'9" x 9'10" (4.5 x 3)

An elegant living area hosting a charming stone coloured fireplace with marble surround and feature fireplace creating a great focal point to the room, uPVC window, wall mounted radiator, aerial point and telephone point.

SNUG/HOME OFFICE

11'1" x 8'2" (3.4 x 2.5)

A sumptuous TV room, but would also make a great home office or fifth bedroom if required, comprising uPVC window and wall mounted radiator.

BEDROOM 1

16'4" x 13'1" (5 x 4)

A stylish master bedroom hosting a wall of fitted white wardrobes, wall panelling, wall mounted radiator, aerial point and three uPVC windows drenching the room in natural light.

ENSUITE

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

A sleek ensuite, tiled in on trend white and grey tones, boasting a large walk in matt black and glass shower cubicle with luxurious matt black drench shower, a wall of built in grey vanity units with inset sink and low flush WC, wall mounted grey heated towel rail, inset spots, extractor fan and frosted uPVC window.

BEDROOM 2

11'5" x 9'10" (3.5 x 3)

A further double bedroom hosting a wall of light wood wardrobes, wall mounted radiator, aerial point and uPVC window.

BEDROOM 3

15'1" x 7'0" (4.6 x 2.15)

A good sized bedroom hosting two wall mounted radiator, aerial point and two uPVC windows.

BATHROOM

8'2" x 6'6" (2.5 x 2)

A generously sized, contemporary family bathroom, tiled in fresh white subway style tiling, comprising bath with traditional chrome style drench shower over, white pedestal sink, low flush WC, wall mounted chrome heated towel rail, inset spots, extractor fan and frosted uPVC window.

GARAGE

19'0" x 8'6" (5.8 x 2.6)

Offering secure parking or that extra storage we all crave, comprising up and over door, wall mounted Combi boiler, lighting and sockets.

EXTERIOR

The front of the property boasts neat kerb appeal with a large driveway providing off road parking for two cars and a low maintenance pebbled area dotted with established shrubs and small trees. To the rear of the property is a fully enclosed, sun drenched, low maintenance garden boasting a sizeable Indian stone slabbed patio perfect for entertaining in the summer months, a easily maintained artificial lawn, a well stocked rockery up the banking, shed for outdoor storage, floodlight, outdoor tap and sockets.

Floorplan



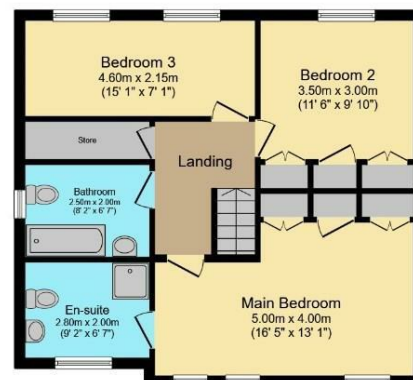
Ground Floor

Floor area 58.9 sq.m. (634 sq.ft.)



First Floor

Floor area 58.9 sq.m. (634 sq.ft.)



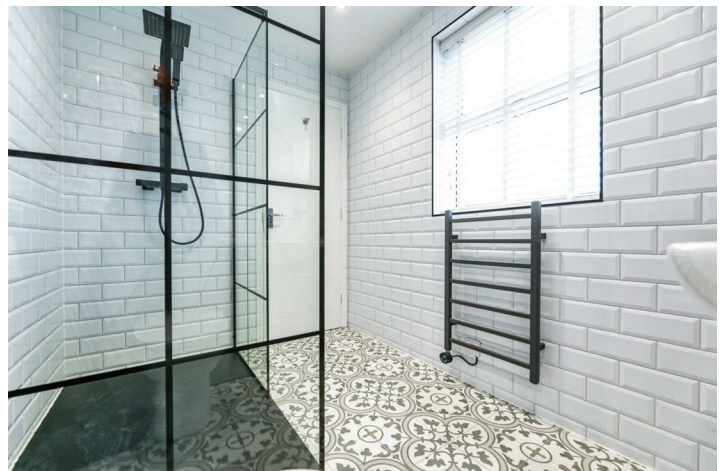
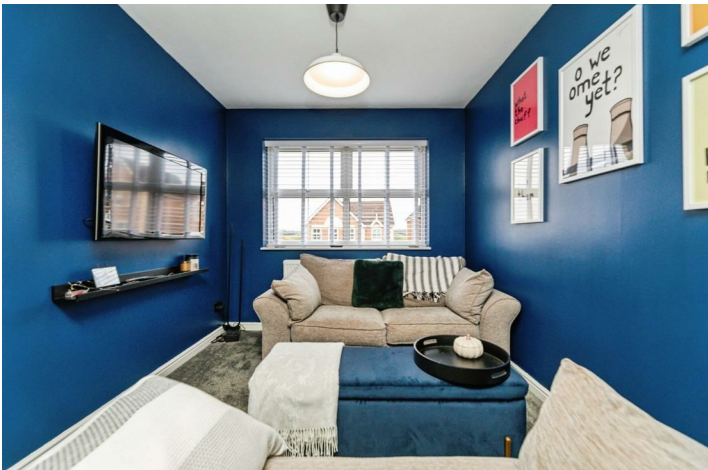
Second Floor

Floor area 58.9 sq.m. (634 sq.ft.)

Total floor area: 176.8 sq.m. (1,903 sq.ft.)

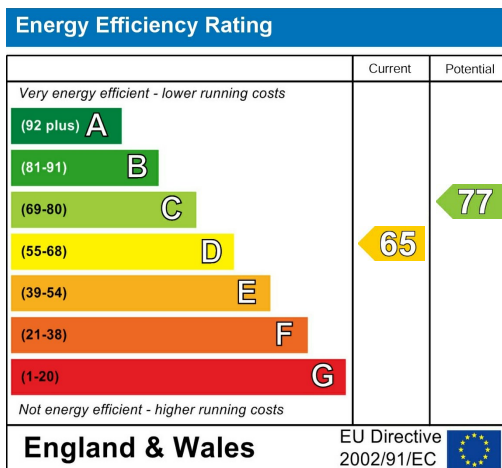
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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







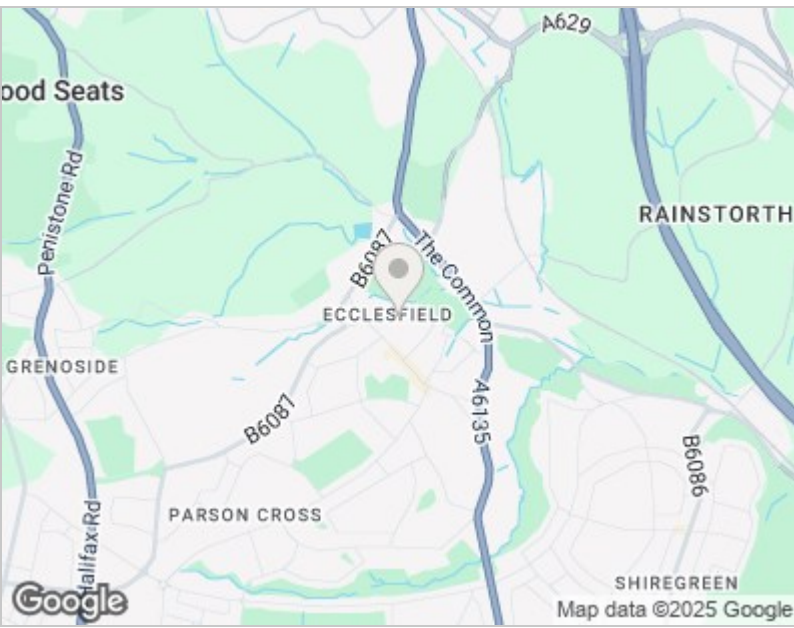
Energy Efficiency Graph



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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