



Scholes View

Ecclesfield, Sheffield, S35 9YQ

Guide Price £375,000 - £400,000



- 4 BED DETACHED HOUSE
- MODERN FIXTURES AND FITTINGS
- READY TO MOVE STRAIGHT IN
- BEAUTIFUL OPEN PLAN KITCHEN/DINER
- GOOD COMMUTER LOCATION

- SPACIOUS DIMENSIONS THROUGHTOUT
- SCOPE TO RE - CONFIGURE
- LOW MAINTENANCE GARDENS
- CLOSE TO AN ARRAY OF AMENITIES
- FREEHOLD

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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 modern 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/diner, dining / playroom , 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 HALLWAY

Through a glazed composite door leads into an inviting entrance hall, complete with wall mounted radiator and doors leading to a large cloak room, downstairs WC and garage. Stairs rise to the first floor and further stairs to ground floor.

LIVING ROOM

24'7 x 11'6 (7.49m x 3.51m)

An elegant living area hosting a modern fireplace with a flame effect electric fire creating a great focal point to the room and cosy feel in the wintry months, uPVC dual aspect windows, wall mounted radiator, aerial point and telephone point.

CLOAKROOM

A sizeable cloakroom area, great space for coats and shoes, uPVC window and wall mounted radiator.

WC

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

KITCHEN/DINER

17'1 x 17'1 (5.21m x 5.21m)

A beautiful, light and airy open plan kitchen/diner, that also opens out into the dining area, creating a great family hub or social space. The spacious kitchen offers an array of cream gloss wall and base units providing plenty of storage options, contrasting black effect work surfaces, inset black composite one and a half bowl sink with chrome mixer tap, inset 5 ring gas hob with extractor hood above, integrated double electric oven, integrated dishwasher, black wood effect laminate flooring, uPVC window, wall mounted radiator, uPVC patio doors with perfect fit blinds leading to the garden.

UTILITY

7'3 x 6'7 (2.21m x 2.01m)

Comprising white wall and base units, black effect work surfaces, under counter space and plumbing for appliances and dryer, space for freestanding fridge freezer, black laminate flooring , wall mounted radiator and extractor fan.

DINING ROOM / PLAYROOM

19'8 x 8'2 (5.99m x 2.49m)

A sumptuous dining room, but would also make a great home office, playroom or fifth bedroom if required, comprising uPVC patio doors with perfect fit blinds, telephone point , tv ariel and wall mounted radiator.

MASTER BEDROOM

16'5 x 10'8 (5.00m x 3.25m)

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

EN-SUITE

8'6 x 6'3 (2.59m x 1.91m)

A fresh, generously sized ensuite, comprising corner shower with electric shower, low flush WC, pedestal sink, wall mounted radiator, extractor fan and frosted uPVC window.

BEDROOM 2

10'6 x 9'10 (3.20m x 3.00m)

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

BEDROOM 3

9'10 x 7'3 (3.00m x 2.21m)

A good sized bedroom hosting wall mounted radiator and uPVC window over the rear with elevated views.

BEDROOM 4

7'10 x 6'7 (2.39m x 2.01m)

A good sized single bedroom, nursery or home office comprising wall mounted radiator and uPVC window to the rear.

FAMILY BATHROOM

9'6 x 6'7 (2.90m x 2.01m)

A generously sized, contemporary family bathroom, partially tiled, comprising bath, white pedestal sink, low flush WC, wall mounted radiator, extractor fan and frosted uPVC window.

GARAGE

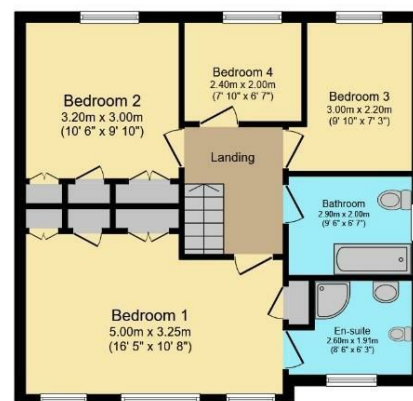
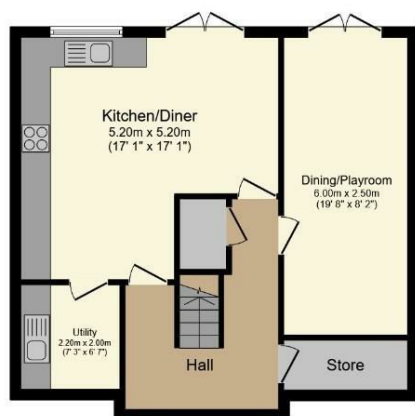
19'2 x 8'2 (5.84m x 2.49m)

Offering secure parking or that extra storage we all crave, comprising up and over door, lighting and wall mounted brand new combi boiler with smart thermostat.

EXTERIOR

The front of the property boasts 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 plus outdoor lighting. 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, an easily maintained raised decking area and shed for outdoor storage.

Floorplan



Total floor area: 171.6 sq.m. (1,847 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

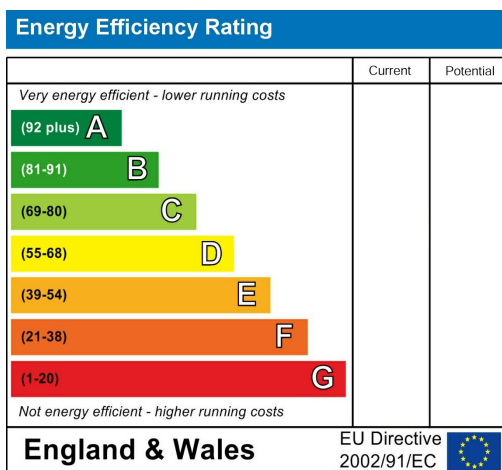
HUNTERS







Energy Efficiency Graph



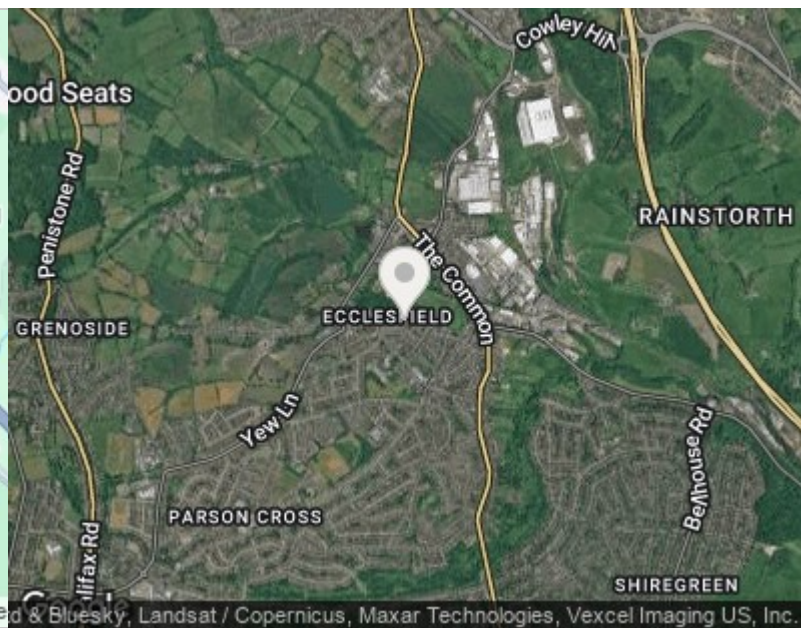
Viewing

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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