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Housley Lane

Chapeltown, Sheffield, S35 2UD

Offers In The Region Of £380,000 -
£400,000



- 3 BED DETACHED BUNGALOW
- GENEROUS DIMENSIONS THROUGHOUT
- MODERN FIXTURES AND FITTINGS
- OFF ROAD PARKING ON GATED DRIVEWAY AND INTEGRAL GARAGE
- MINUTES AWAY FROM THE M1
- EXCLUSIVE LEAFY ROAD
- CHARMING WALLED GARDENS
- NEUTRAL DECOR
- CLOSE TO AN ARRAY OF AMENITIES
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Tel: 0114 257 8999

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GUIDE PRICE £380,000 - £400,000. HUNTERS ARE PLEASED TO OFFER TO MARKET THIS BEAUTIFULLY PRESENTED, SIZEABLE 3 BEDROOM DETACHED BUNGALOW LOCATED IN A WALLED PLOT ON THE EXCLUSIVE ROAD OF HOUSLEY PARK IN CHAPELTOWN, boasting a sizeable plot on this quiet leafy road, walking distance to Chapelton and all its amenities including the local train station, minutes away from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley. The property boasts generous dimensions throughout, neutral decor, modern fixtures and fittings, sun room, integral garage and well manicured, charming walled gardens. Briefly comprising breakfast/kitchen, living/dining room, master bedroom with ensuite shower room, two further good sized bedrooms, family bathroom and sun room. Must be seen to truly appreciate the location, the size and the beautiful plot...book now to avoid disappointment!

BREAKFAST KITCHEN

(13'1" x 6'6" x 12'8") ((4'2 x 3.88))

A spacious and modern breakfast kitchen, hosting an array of cream wall and base units providing plenty of storage space, contrasting wood effect work surfaces, inset ceramic one and a half bowl sink and drainer with chrome mixer tap, inset 4 ring induction hob with black extractor hood above, integrated electric oven/grill, space for an America style fridge/freezer, under counter space and plumbing for a washing machine and dishwasher, laminate flooring, wall mounted radiator, front facing uPVC window and glazed uPVC front door.

LIVING/DINER

(19'8" x 16'4" x 19'8") ((6 x 5'6))

An impressively sized living space drenched in natural light through a large uPVC bay window, also boasting a characterful exposed stone fireplace with Oak mantle and electric stove giving a great focal point to the room and cosy feel in the wintry months, also comprising two large wall mounted radiators, aerial point, telephone point, further uPVC window and glazed French doors opening out into the hallway.

SUN ROOM

(8'10" x 6'6" x 32'9") ((2.7x 2'10))

Allowing you to enjoy the outdoors no matter what the weather, this extra seating space is an extension to the hallway, featuring floor to ceiling uPVC windows framing the garden perfectly and a glazed uPVC door leading out on to the elevated stone terraced.

BEDROOM 1

(13'1" x 9'10") ((4 x 3))

A well presented and sized master bedroom hosting a large uPVC window, aerial point, wall mounted radiator, door leading into a large walk in wardrobe complete with lighting, racks and rails and further door to the ensuite shower room.

ENSUITE

(6'6" x 82'0" x 3'3" x 183'8") ((2'25 x 1'56))

A generously sized ensuite, tiled in natural tones, comprising large double walk-in shower cubicle with drench shower, white low flush WC, white gloss vanity unit with inset ceramic sink, wall mounted chrome heated towel rail and frosted uPVC window.

BEDROOM 2

(13'1" x 6'6" x 249'4") ((4 x 2'76))

A further double bedroom hosting a large fitted

mirrored wardrobe, wall mounted radiator, aerial point and rear facing uPVC window overlooking the garden.

BEDROOM 3/ STUDY

(6'6" x 26'2" x 3'3" x 285'5") ((2'8 x 1'87))

Currently used as a home office boasting a white fitted desk area and built in wardrobe, could easily be used as a single bedroom or hobby room if desired, also comprising wall mounted radiator and rear facing uPVC window.

BATHROOM

(6'6" x 26'2" x 6'6" x 232'11") ((2'8 x 2'71))

A luxurious, contemporary main bathroom, featuring a stylish free standing bath with exposed chrome piping, separate large glass shower cubicle with plumbed in chrome shower, two built in wood effect gloss vanity units, one with counter top white ceramic sink, low flush WC, neutral tiling, wall mounted radiator, extractor fan and frosted uPVC window.

GARAGE

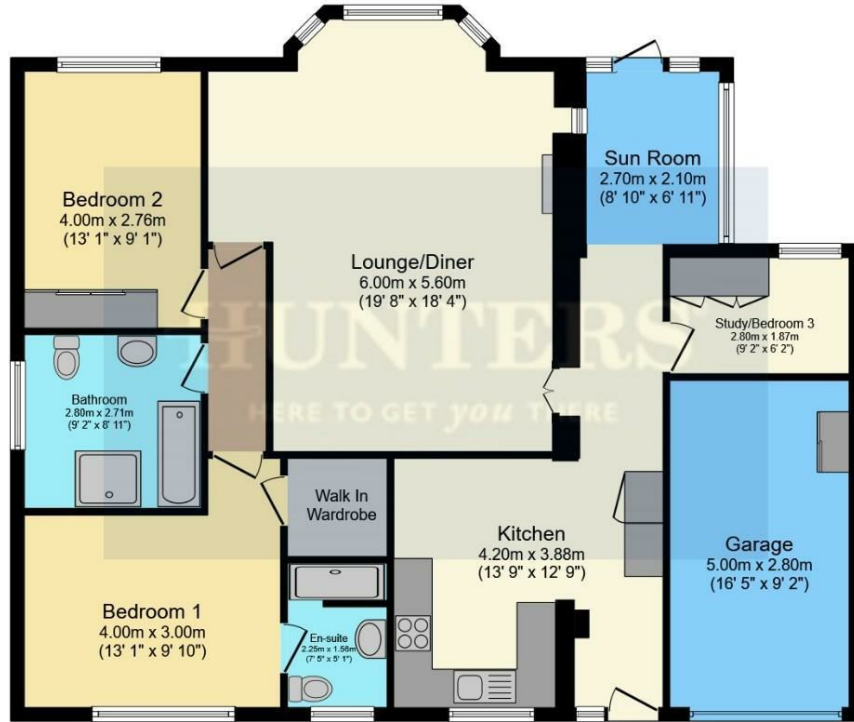
(16'4" x 6'6" x 26'2") ((5 x 2'8))

Offering that extra storage we all crave or secure parking, comprising electric garage door, lighting and sockets.

EXTERIOR

Set in sumptuous walled gardens the plot hosts a well manicured and stocked front garden with seating area if you would like to chase the sun. Off road parking is available on a gated driveway with roller cast iron gate (that could easily be made electric if desired). There are vegetable patches for the green fingered and two sheds down the side of the property offering extra outdoor storage. To the rear of the property is a well tamed and landscaped garden hosting a sizeable relaxing pond, extensive lawn area, well stocked flower beds and borders, two slabbed seating areas for that evening aperitif and a raised stone terrace with cast iron railings, the perfect spot to entertain in the summer months. A vast amount of further storage is available beneath the property and the exterior also benefits from lighting to front and rear and an outdoor tap.

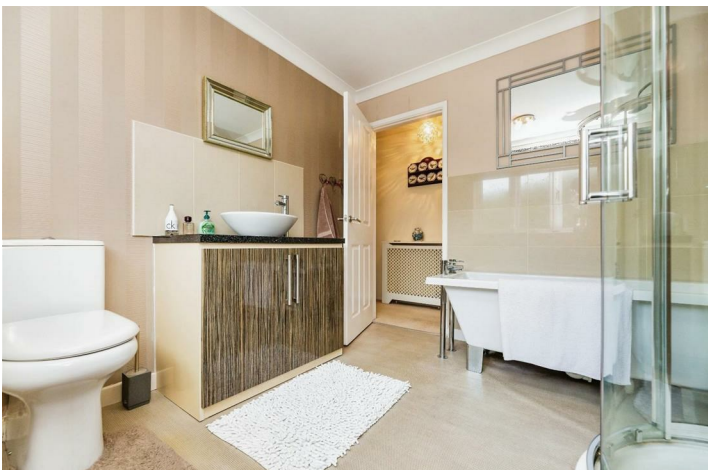
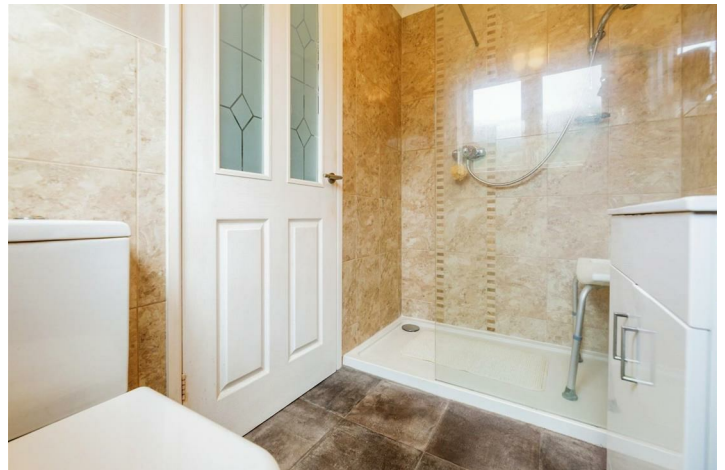
Floorplan



Total floor area 123.7 m² (1,332 sq.ft.) approx

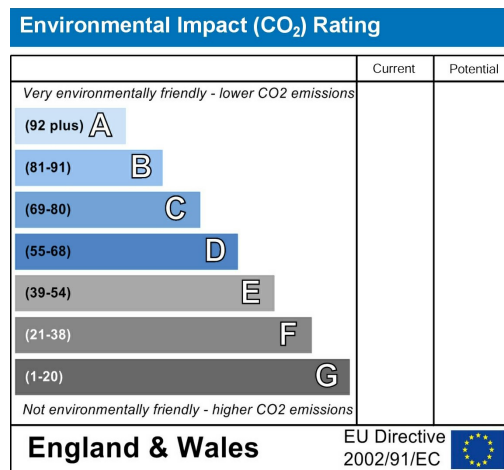
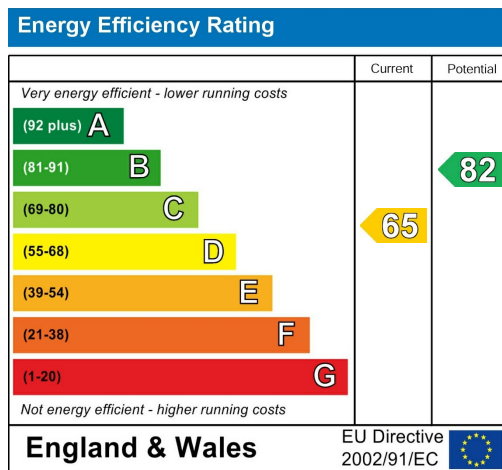
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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



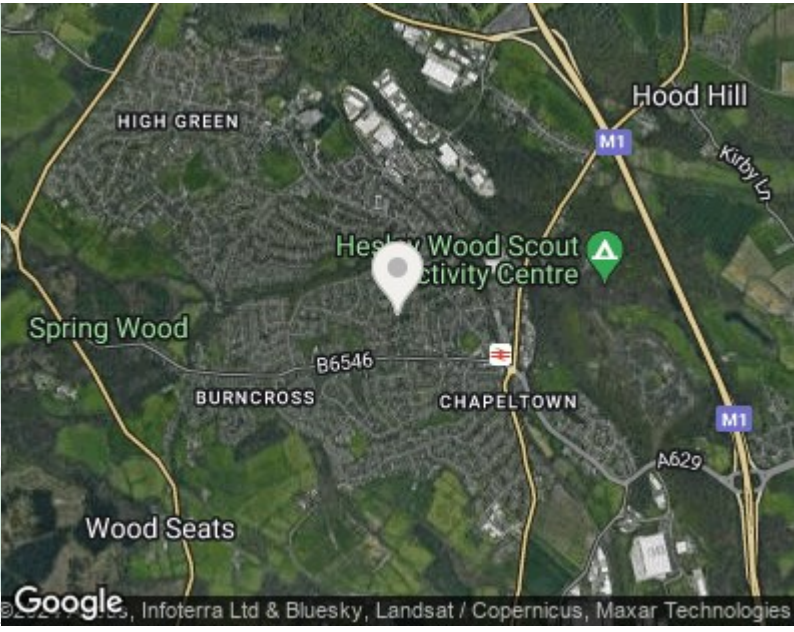
Viewing

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.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

