



Burncross Road

Chapelton, Sheffield, S35 1SG

Guide Price £275,000 - £300,000



- 3 BED DETACHED PROPERTY
- OWNED SOLAR PANELS
- GENEROUS DIMENSIONS INCLUDING 3 DOUBLE BEDROOMS
- CAPTIVATING GARDEN
- GOOD COMMUTER LOCATION
- ADDITIONAL DETACHED ANNEX
- CONSERVATORY
- BEAUTIFUL KITCHEN/DINER
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND D

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GUIDE PRICE £275,000 - £300,000. STEP INSIDE THIS CHARMING 3 BED DETACHED PROPERTY, BOASTING A LOVELY DETACHED ANNEX WHERE THE POSSIBILITIES ARE ENDLESS. Located on Burncross Road, in the great commuter area of Chapelton, Sheffield, this delightful house is within walking distance of local amenities and the train station, surrounded by reputable schools and only minutes away from the M1. The property boasts 3 double bedrooms, perfect for a growing family or those in need of extra space, a sizeable detached annex providing additional flexibility, whether for guests/relatives, a home office, or a hobby room, the well-manicured garden is a true gem and a standout feature of this property is the solar panels, not only environmentally friendly but also a great way to save on energy bills. Briefly comprising entrance hall, utility room, living room, kitchen/diner, conservatory, three double bedroom, family bathroom and integral garage. The annex consists of three rooms with built in WC. Ample off road parking is available with scope for more, so no finding a space after a long day! Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the possibilities that await in this wonderful property on Burncross Road.

LIVING ROOM

15'2 x 12'9 (4.62m x 3.89m)

Beautifully presented living space, hosting a charming gas fire with traditional surround giving a great focal point to the room and cosy feel in the wintry months, the living room is drenched with natural light through a large rear facing uPVC window perfectly framing the garden, also comprising aerial point, wall mounted radiator and staircase rising to the first floor.

KITCHEN/DINER

23'6 x 7'8 (7.16m x 2.34m)

An elegant and contemporary cream shaker style kitchen with contrasting wood effect work surfaces/breakfast bar, offering an array of wall and base units providing plenty of storage space, comprising integrated electric induction hob and oven with extractor hood above, inset stone effect one and a half bowl sink and drainer with chrome mixer tap, integrated dishwasher, integrated microwave, under counter space for fridge, two wall mounted radiator, parquet effect flooring, opening out into a spacious dining area with white uPVC sliding doors lead to the conservatory, creating a great sociable space.

CONSERVATORY

8'5 x 7'8 (2.57m x 2.34m)

Offering you that extra space to use as you wish and allowing you to enjoy the outdoors all year round, surrounded by uPVC windows, wall mounted radiator and uPVC door leading out into the enclosed rear garden.

UTILITY

9'2 x 4'3 (2.79m x 1.30m)

Comprising white wooden wall units, light wood work surfaces, undercounter space for washing machine/ dryer and space for further fridge/freezer. Potential here to be made into a downstairs WC if required.

BEDROOM 1

12'0 x 10'0 (3.66m x 3.05m)

Currently used as the master bedroom, this bright and calming bedroom hosts feature wall lights, wall mounted radiator and rear facing uPVC window overlooking the garden.

BEDROOM 2

13'1 x 11'9 (3.99m x 3.58m)

A further large double bedroom drenched with natural light, tastefully decorated, comprising of wooden flooring, front facing Velux window and wall mounted radiator and aerial point.

BEDROOM 3

10'7 x 9'1 (3.23m x 2.77m)

A further double bedroom hosting a wall of mirrored

wardrobes offering that extra storage space we all crave, comprising wall mounted radiator, rear facing uPVC window, aerial point and telephone point.

BATHROOM

A stylish, generously sized family bathroom, comprising corner bath with contemporary chrome mixer tap separate large shower cubicle with chrome drench shower, low flush WC, white gloss vanity unit with large inset ceramic sink, wall mounted chrome heated towel rail and mirror, inset LED spotlights and frosted uPVC window.

ANNEX

The possibilities are endless with the delightful detached annex in the garden, separated into three areas; a main living/office area, store room and WC currently, comprising uPVC windows and door, gas heater, electrics, telephone point, alarm system, sink and low flush WC. Perfect space for your home office or that essential extra space for a relative or guest.

GARAGE

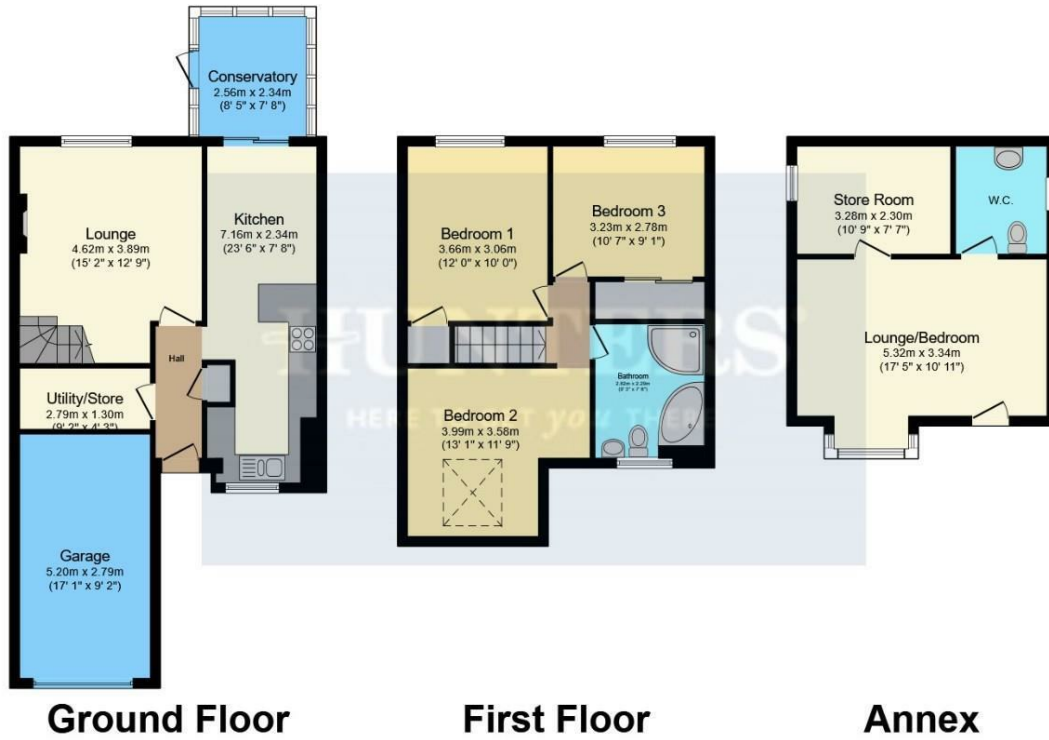
17'1 x 9'2 (5.21m x 2.79m)

Providing that extra storage we all want or secure off road parking, comprising up and over door, lighting and sockets.

EXTERIOR

Quintessentially English, the extensive rear garden is full of beautiful blooms, an array of raised beds ideal for vegetable patches and perfect for the green fingered amongst us, hosting a calming pond and sizeable slabbed patio area perfect for entertaining in the summer months. A path leads up to the picture perfect annex comprising a welcoming decked porch creating an ideal spot to sit in the shade and enjoy an evening aperitif. The front of the property benefits from a roof space of solar panels (there are also storage batteries which could be purchased if required), an electric car charging point to the front of the property, a driveway for two cars and an established wild garden.

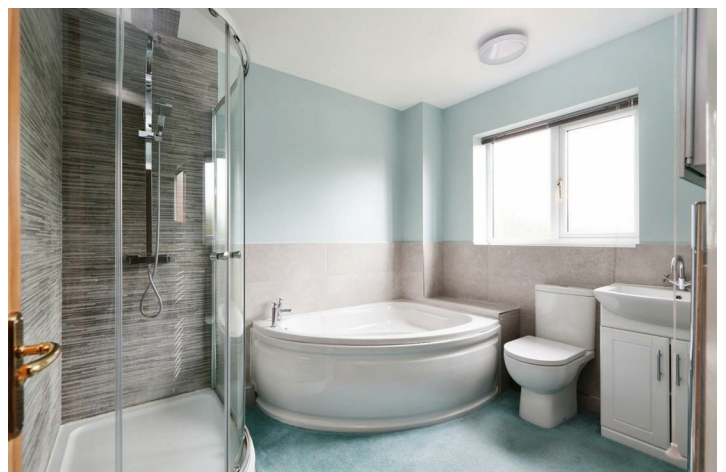
Floorplan



Total floor area 140.8 m² (1,516 sq.ft.) approx

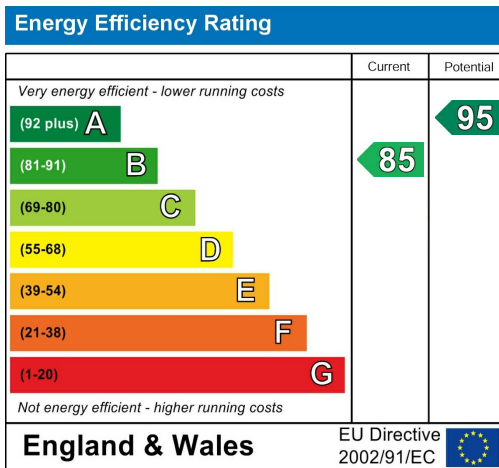
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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