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HERE TO GET *you* THERE



Park Avenue

Chapelton, Sheffield, S35 1WH

Offers In The Region Of £300,000



- 4 BED SEMI -DETACHED
- MODERN FIXTURES AND FITTINGS
- IMMACULATE THROUGHOUT
- OFF ROAD PARKING PLUS GARAGE
- GOOD COMMUTER LOCATION

- SPACIOUS DIMENSIONS
- READY TO JUST MOVE IN
- LOW MAINTENANCE, WELL KEPT GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX B

Tel: 0114 257 8999

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Nestled on the desirable Park Avenue in Chapelton, Sheffield, this immaculate 4 bed semi-detached presents an exceptional opportunity for those seeking a modern and comfortable family home. The property has been thoughtfully extended to include a spacious master suite complete with an ensuite bathroom, ensuring a private retreat for the homeowners.

Located close to an array of amenities including the local park and train station, surrounded by outstanding schools, minutes away from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley.

Upon entering, one is greeted by a bright and airy atmosphere, with contemporary finishes throughout that allow for a seamless move-in experience. The modern kitchen/diner is perfect for both everyday living and entertaining, providing a stylish space to gather with family and friends. The bathrooms have also been tastefully updated, offering both functionality and elegance.

For those who may wish to personalise their living space further, there is ample scope to reconfigure the layout to suit individual preferences. Outside, the property boasts generous off-road parking, a valuable feature in this sought-after area.

Briefly comprising... entrance porch , hallway, living room, kitchen/diner, master bedroom and en-suite , bedroom two , bedroom three , bedroom four and shower room.

This home is not only a testament to modern living but also a canvas for future enhancements, making it an ideal choice for families or professionals alike. With its prime location and impeccable condition, this property is sure to attract considerable interest. Do not miss the chance to make this splendid house your new home.

ENTRANCE PORCH

First, a handy entrance porch, complete with uPVC glazed windows and door, perfect flooring for muddy paws or wellies, a further wooden glass door leads through to the roomy entrance hall, a great impression on any guest, complete with Karndean flooring, large understairs storage cupboard, wall mounted radiator, stairs rising to the first floor and doors leading to the living room and kitchen/diner.

LIVING ROOM

14'1 x 9'10 (4.29m x 3.00m)

Drenched in natural light through front facing bay uPVC windows, this elegant living space boasts a charming gas coal effect fire with wood surround giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiators, wooden flooring and aerial point.

KITCHEN / DINER

17'3 x 12'6 (5.26m x 3.81m)

An impressively sized, monochrome kitchen/diner, hosting an array of cream gloss wall and base units providing plenty of storage space, contrasting dark granite effect work surfaces, stainless steel sink with matching mixer tap, black induction hob with slanted extractor above, electric oven, integrated appliances including: fridge/freezer, washing machine and dishwasher, housed combi boiler, tiled flooring, vertical wall mounted radiator, chrome spot lights, floor heater in plinth, uPVC window and uPVC French doors opening out on to the garden.

LANDING

A roomy landing comprising loft hatch leading to a partially boarded loft, large built in airing cupboard and doors leading to all bedrooms and bathroom.

MASTER BEDROOM

18'1 x 8'0 (5.51m x 2.44m)

A sumptuous master suite, hosting a walk in wardrobe, built in storage and window seat around window, fitted wall lights over bed, wall mounted radiator and large front facing uPVC window. Door leads to ensuite shower room.

EN-SUITE

8'0 x 5'11 (2.44m x 1.80m)

A contemporary ensuite, tiled in serene natural tones, hosting a wall of grey gloss fitted vanity units with inset ceramic sink and quartz worktop, led wall

mirror. low flush WC, white bath with shower wand, inset spotlights, grey wall mounted heated towel rail, extractor fan and frosted uPVC window.

BEDROOM 2

12'3 x 9'10 (3.73m x 3.00m)

A large double bedroom hosting a wall of fitted cream wardrobes, wall mounted radiator and uPVC window.

BEDROOM 3

9'10 x 9'1 (3.00m x 2.77m)

A further good sized double bedroom comprising wall mounted radiator, aerial point and uPVC window to the rear overlooking the garden.

BEDROOM 4

8'9 x 6'7 (2.67m x 2.01m)

A further good sized fourth bedroom, could also make a great home office or nursery, comprising wall mounted radiator and uPVC window.

SHOWER ROOM

6'7 x 5'11 (2.01m x 1.80m)

A generously sized family bathroom hosting calming natural stone textured wall tiles and black tiled flooring, cream gloss vanity unit with inset ceramic sink and low flush WC, corner shower with chrome shower, inset spotlights, wall mounted radiator, extractor fan and frosted uPVC window.

GARAGE

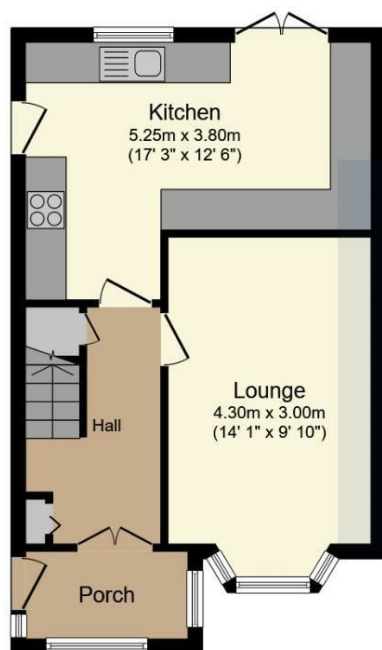
19'8 x 9'10 (5.99m x 3.00m)

Offering that extra storage space we all crave or secure off road parking, comprising up and over door, work bench and shelving, uPVC side door, sockets and lighting.

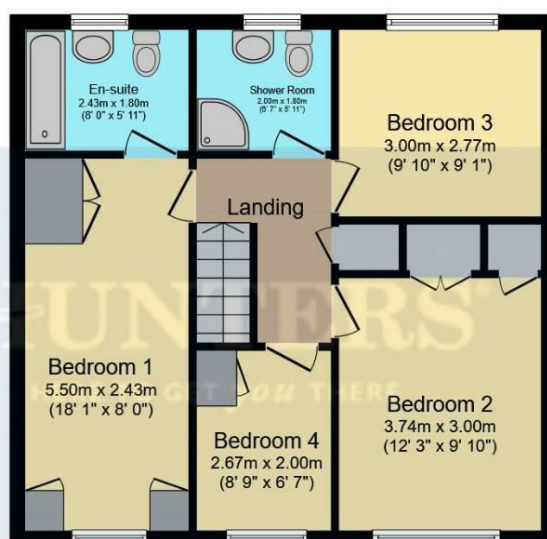
EXTERIOR

To the rear of the property is a beautiful, well kept, fully enclosed, sun drenched garden, hosting a sizeable patio area perfect for entertaining in the summer months, also comprising outdoor tap. bin store and outdoor security lighting. The front of the property boasts great kerb appeal with a large blocked paved driveway sweeping around the property providing off road parking for up to 4 cars if needed.

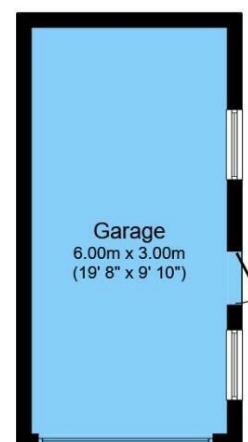
Floorplan



Ground Floor



First Floor

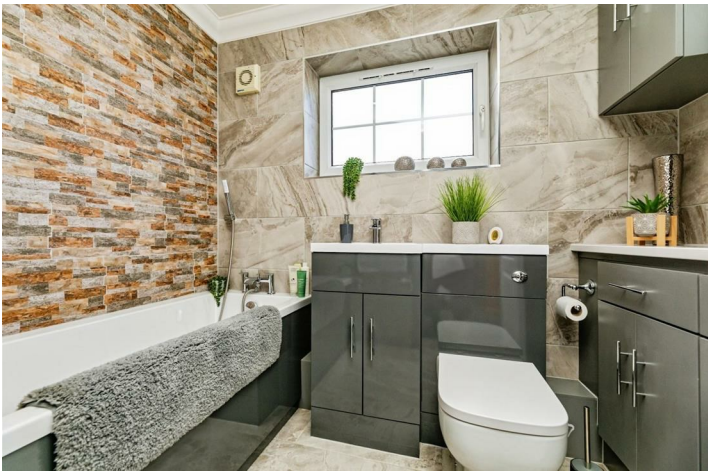


Garage

Total floor area 115.7 sq.m. (1,245 sq.ft.) approx

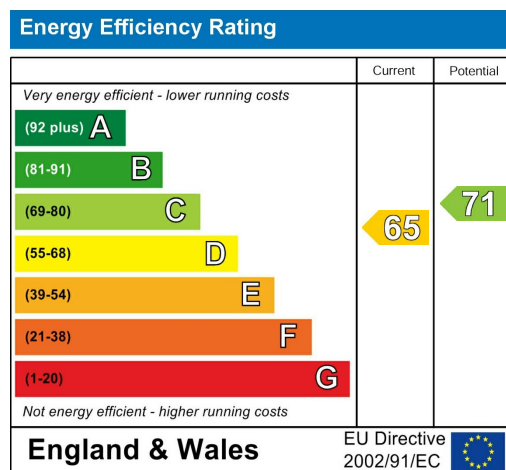
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







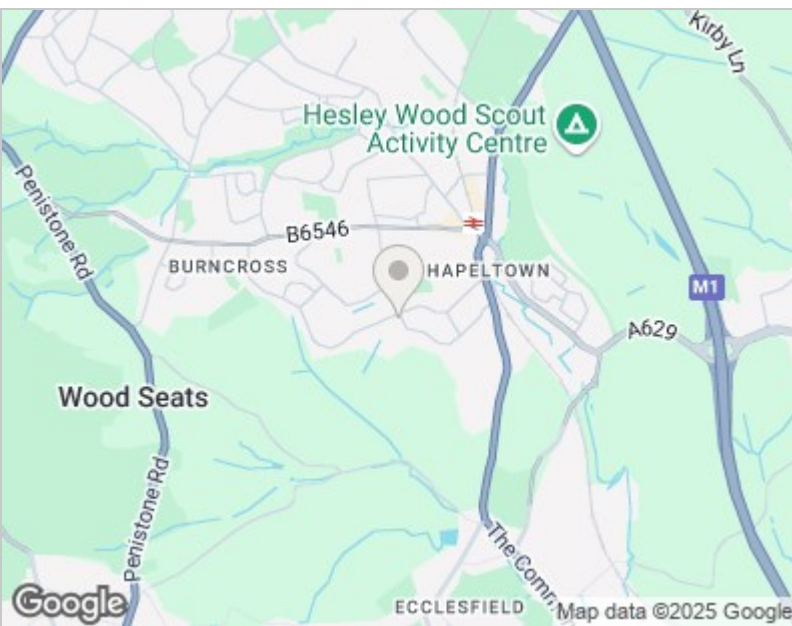
Energy Efficiency Graph



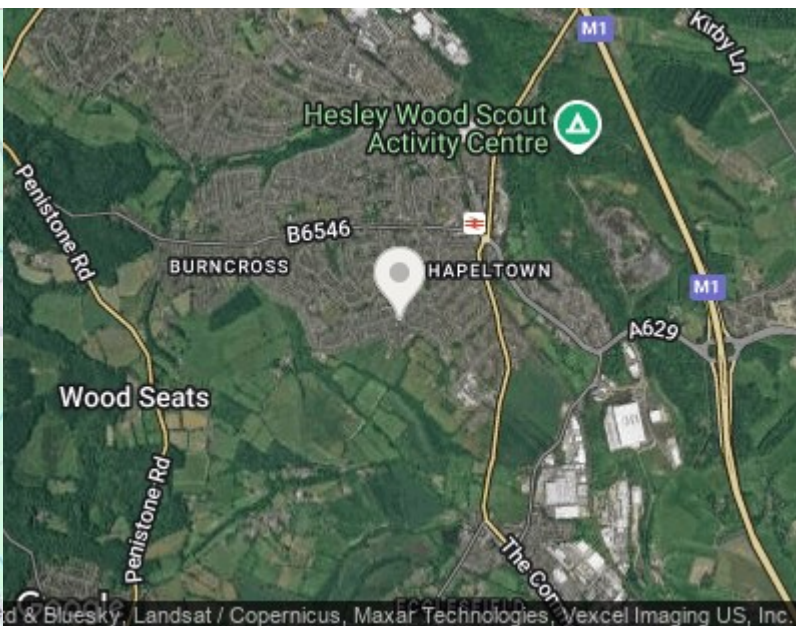
Viewing

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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