



w**ards**
estate agents

12 Chancet Wood Close

Meadowhead, Sheffield, S8 7TU

£250,000

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OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!!

Fabulous opportunity to acquire this TWO DOUBLE BEDROOM LINK DETACHED FAMILY HOUSE which is situated in this extremely sought after cul de sac which is located in this popular residential area benefitting from local amenities, reputable schooling, bus routes and major road commuter links to Dronfield, Sheffield and Chesterfield via the A61 and M1 motorway.

Offers great scope for a scheme of modernisation and potential side extension (subject to consents) the property currently benefits from gas central heating and uPVC double glazing. On the ground floor offers front entrance porch into the entrance hallway, cloakroom/WC, kitchen, family reception room and rear conservatory with solid roof and 2 Velux windows. To the first floor double bedroom with range of Gloss fronted wardrobes, second double bedroom and half tiled bathroom with 3 piece suite.

Front mature gardens with driveway leading to the link attached garage.

SOUTH FACING rear garden plot with stone patio, mature lawns and fully stocked, well established borders set with an abundance of plants, shrubbery and mature trees. Garden shed. Side gardens provide scope for extension (subject to consents)





Additional Information

Gas Central Heating-Worcester Bosch boiler
Security Alarm(requires attention)
uPVC double glazed windows/facias/guttering
Gross Internal Floor Area- 118.5Sq.m/
1275.9Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area -
Meadowhead

Front Porch

12'2" x 4'0" (3.71m x 1.22m)
Front uPVC entrance door.

Entrance Hall

11'2" x 6'7" (3.40m x 2.01m)
Stairs climb to the first floor.Useful under stairs
store cupboard with shelf and hanging rail.

Cloakroom/WC

3'10" x 3'6" (1.17m x 1.07m)
Fully tiled cloakroom with 2 piece suite which
includes a pedestal wash hand basin and low
level WC

Kitchen

10'11" x 8'7" (3.33m x 2.62m)
Comprising of a range of Pine base and wall units
with work surfaces, inset sink unit and tiled
splash backs. Cupboard with consumer unit and
gas meter. Integrated gas oven, hob and extractor
fan. Space for washing machine. Wooden door to
the garage.

Reception Room

22'5" x 6'7" (6.83m x 2.01m)
Spacious through lounge/dining room with feature
fireplace having electric fire. Patio doors into the
large rear Conservatory.

uPVC Conservatory

19'6" x 7'9" (5.94m x 2.36m)
Generous Conservatory with a solid roof with
two Velux windows.

First Floor Landing

15'2" x 8'7" (4.62m x 2.62m)
Front elevation window. Airing cupboard with
Worcester Bosch boiler and cylinder water tank.
Access via a retractable ladder to the loft space.

Rear Double Bedroom One

12'11" x 11'2" (3.94m x 3.40m)
Main double bedroom with rear aspect uPVC
(escape)window overlooking the gardens. Range
of Gloss fronted fitted wardrobes.





Rear Double Bedroom Two

10'10" x 10'0" (3.30m x 3.05m)

Second good sized double bedroom with rear uPVC (escape) window. Range of dated wardrobes.

Family Bathroom

8'7" x 6'11" (2.62m x 2.11m)

Being half tiled and comprising of a 3 piece suite which includes a bath with mains shower over, pedestal wash hand basin and low level WC.

Link Attached Garage

19'3" x 9'11" (5.87m x 3.02m)

Lighting and power. Plenty of storage and shelving. Up and over front access door and rear door to the garden. Water tap . Door into the kitchen.

Outside

Front mature gardens with fenced boundaries and driveway leading to the link attached garage.

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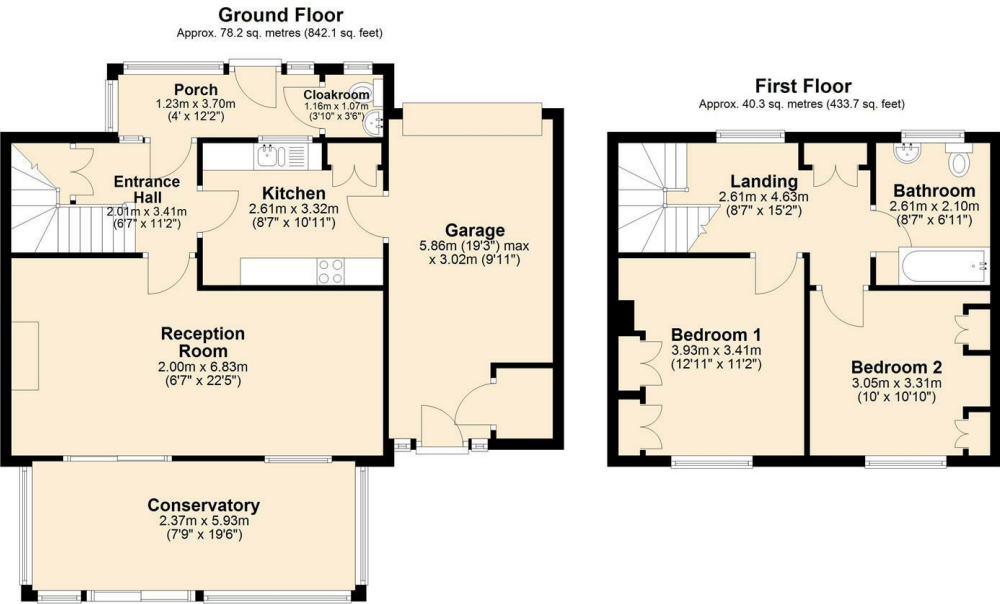
School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



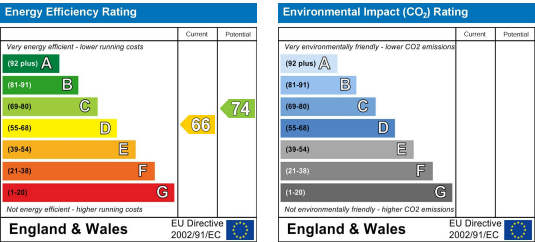
Floor Plan



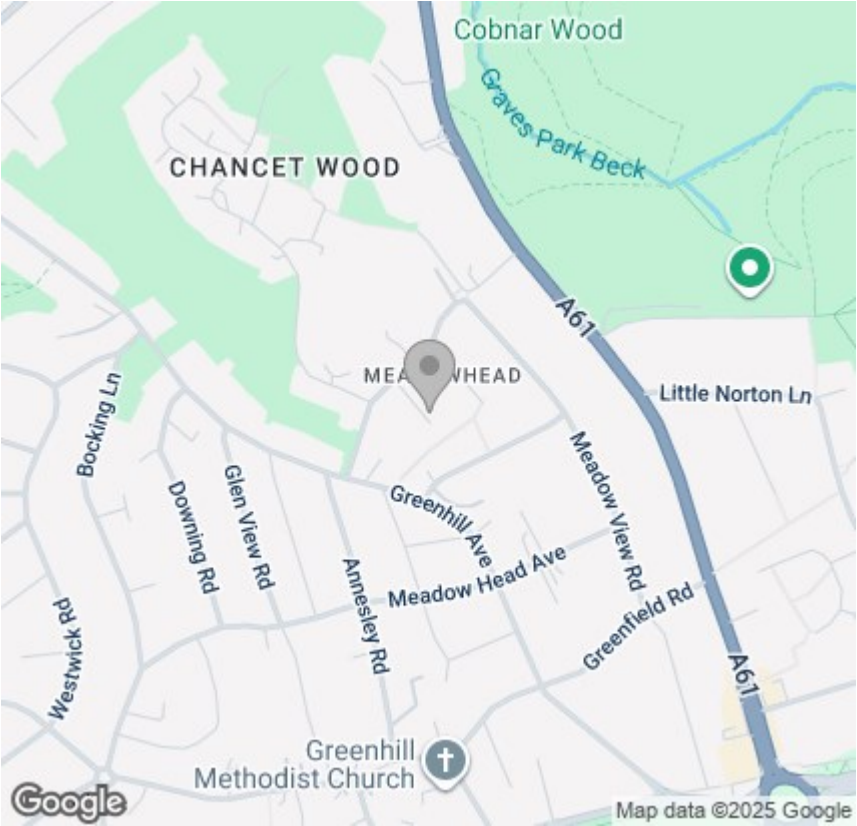
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

