



Ironstone Drive, Chapeltown, S35

Asking Price £360,000

- FANTASTIC FOUR BEDROOM DETACHED PROPERTY
- BRAND NEW BEAUTIFULLY FITTED BREAKFAST KITCHEN
- LOUNGE, DINING ROOM AND CONSERVATORY
- PRIMARY BEDROOM WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM WITH CORNER BATH
- GARAGE AND SPACIOUS DRIVE PROVIDING OFF ROAD PARKING
- SUNNY REAR GARDEN WITH SEATING AREAS AND PLANTING
- FREEHOLD
- COUNCIL TAX BAND D - £2,161.31

Ironstone Drive, Chapeltown, S35

**** LOVELY FOUR BEDROOM DETACHED FAMILY HOME ** BRAND NEW FITTED KITCHEN **** Located on a quiet cul de sac in this popular S35 area. Within easy reach of excellent motorway and rail connections and the varied amenities of Chapeltown's centre. This great property has recently undergone work to create a fantastic breakfast kitchen ideal for today's modern living. Benefitting from four good sized bedrooms the property briefly comprises of: Breakfast kitchen; Inner hallway; WC; Lounge; Dining room; Conservatory; Bedroom one with en suite; Three further bedrooms; Family bathroom; Garage; Drive; Front and rear gardens;



Council Tax Band: D



ENTRANCE

Having steps and a Portico over the front entrance door, the part obscure decorative glazed composite door opens directly to the open plan breakfast kitchen;

BREAKFAST KITCHEN

This great space has been widened to incorporate the original entrance area to create this open plan family breakfast kitchen. With many great features the area comprises of; An array of French navy and dove grey wall, base and drawer units providing an excellent use of storage; Complimentary light work tops and returns; A matching curved four seat breakfast peninsula, with storage beneath; Under unit lighting; Integrated appliances to include; Four ring induction hob, with contemporary extractor above; Full height fridge; Under unit freezer; Dish washer; Pull out recycling drawer unit; Single sink and drainer with mixer tap, set beneath a leaded uPVC double glazed window to the front elevation; Recessed ceiling spotlights; Wood effect laminate flooring; Solid door to under stairs storage and utility area, with space and plumbing for a washing machine; Solid door to inner hallway;

INNER HALLWAY

With; Wood effect laminate flooring; Ceiling light; Coving; Solid door to WC; Stairs rising to the first floor; Half glazed internal door to the lounge;

LOUNGE

This relaxing space has; Carpet flooring; Two central heating radiators; Ceiling light point; Coving; Leaded uPVC double glazed doors, with side windows, to the conservatory aspect; Double doors opening to the dining room;

DINING ROOM

Having; Carpet flooring; Ceiling light point; Central heating radiator; Coving; Leaded uPVC double glazed window to the conservatory;

CONSERVATORY

Running the width of the property, this great space has; uPVC double glazed doors and windows to three elevations; Lovely garden views; Two central heating radiators;

DOWNSTAIRS WC

Comprising of; WC; Wash basin set into a vanity storage unit; Tiled splash back; Central heating radiator; Ceiling light point; Extractor fan;

STAIRS TO FIRST FLOOR

BEDROOM ONE

With; Wardrobe storage; Carpet flooring; Central heating radiator; Ceiling light point; Leaded uPVC double glazed window to the front elevation; Solid door to the en suite;

EN SUITE

Consisting of; Shower enclosure with wall mounted shower and folding screen doors; WC; Wash basin set into vanity storage unit; Tiled walls to wet areas; Extractor fan; Vinyl flooring; Recessed ceiling spotlights;

BEDROOM TWO

This large double bedroom has; Wardrobe storage; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

A further good sized double bedroom with; Carpet flooring; Ceiling light point; Central heating radiator; Leaded uPVC double glazed window to the rear elevation;

BEDROOM FOUR

Having; Carpet flooring; Ceiling light point; Central heating radiator; Leaded uPVC double glazed window to the rear elevation;

FAMILY BATHROOM

Comprising of; Corner bath, with seat; Wall mounted shower; WC; Wash basin set into vanity storage unit; Fully tiled walls and floor; Vertical heated towel rail; Obscure double glazed leaded window to the rear elevation; Extractor fan; Underfloor heating; Ceiling light point;

LANDING AND STAIRS

Carpeted stairs rise to the good sized landing area with; Spindle balustrades; Ceiling light point; Central heating radiator; Leaded uPVC double glazed window to the side elevation; Loft hatch access; Solid doors to the four bedrooms, family bathroom and airing storage cupboard;

GARAGE

Having; An up and over door. power and lighting;

FRONT DRIVE AND GARDEN

The drive provides space for off road parking with a garden to the side having shrubs and tree planting; Water supply; Lighting; Gates provide access to the rear from both side aspects;

REAR GARDEN

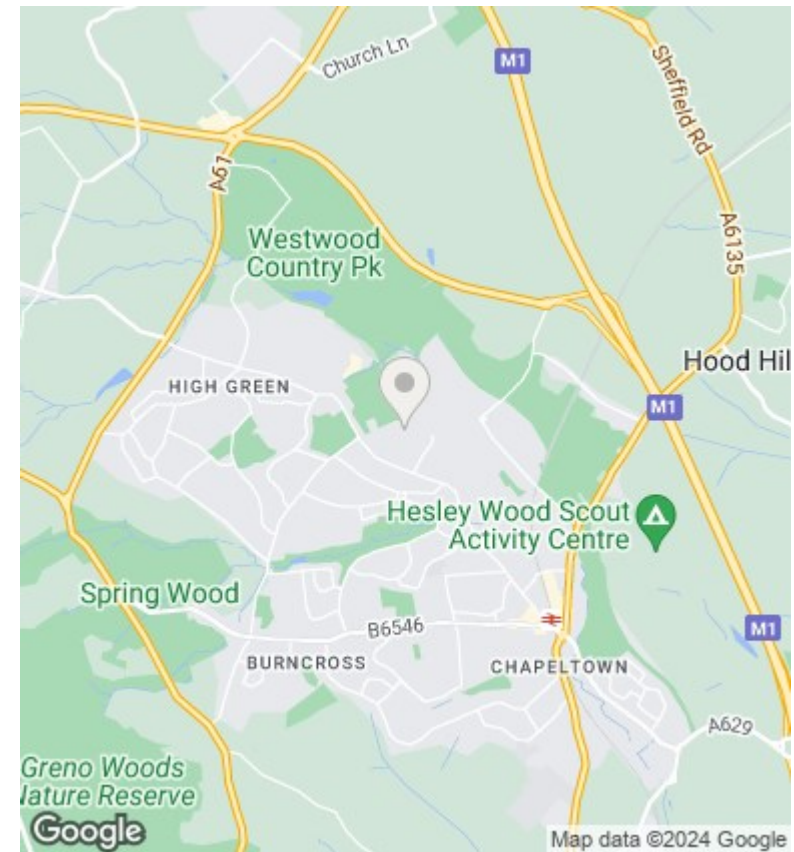
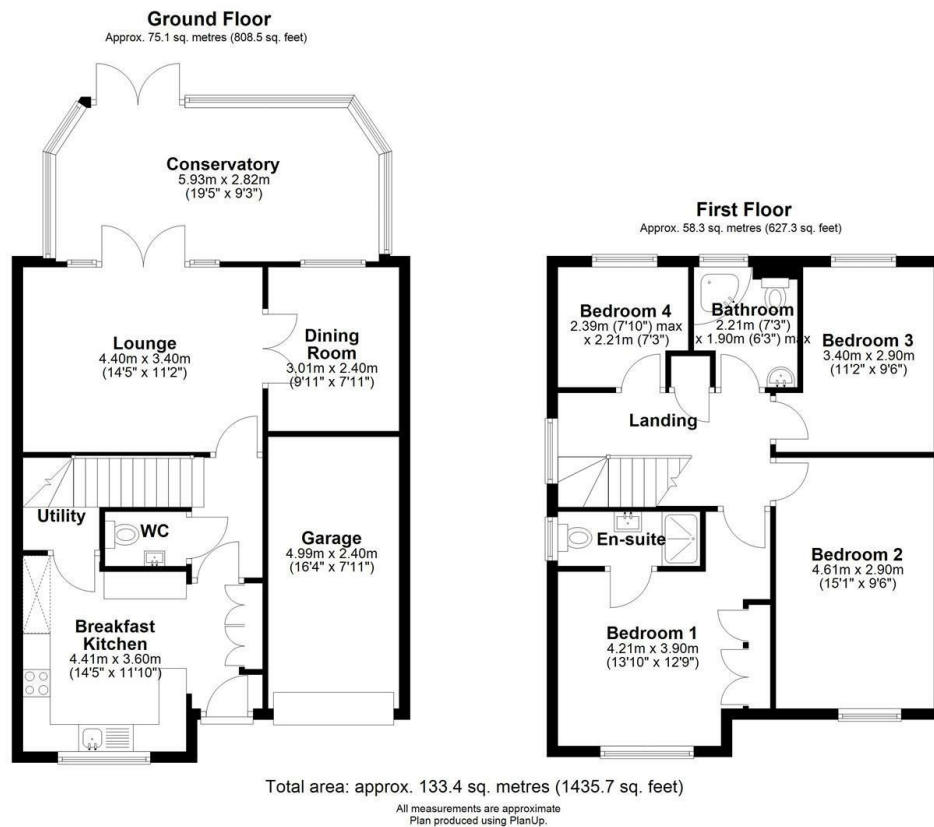
Stepping out from the conservatory a decked and paved area provides a seating space with; Raised beds of mature planting; Steps leading to the top level of lawn; A further relaxing decked seating area with surrounding balustrades; The garden enjoys the sunshine at various points throughout the whole day; Wall and fence borders to three sides;

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	