



## Woodburn Drive, Chapeltown, S35

Offers Over £265,000

- NO CHAIN - FREEHOLD
- LOUNGE WITH FEATURE FIREPLACE
- DETACHED GARAGE AND GOOD SIZED DRIVE
- FANTASTIC TWO BEDROOM BUNGALOW
- KITCHEN DINING ROOM
- BEAUTIFUL UNOVERLOOKED REAR GARDEN
- SET IN A SUBSTANTIAL PLOT WITH SCOPE TO EXTEND
- DOUBLE GLAZED AND GAS CENTRAL HEATED
- COUNCIL TAX BAND C - £1921.16 pa



# Woodburn Drive, Chapeltown, S35

**\*\* NO CHAIN \*\* SPACIOUS DETACHED TWO BEDROOM BUNGALOW \*\* GARAGE AND LARGE DRIVE \*\*** Whilst in need of some modernisation, this sound and well maintained property has many outstanding features. Set on this pretty tree lined drive, in a sought after location, and close to excellent road and motorway connections. Set within beautifully tended front and rear gardens. Having good sized rooms throughout, this fantastic find briefly comprises of; Entrance hallway; Lounge with feature fireplace; Kitchen dining room; Conservatory; Two double bedrooms; Family bathroom; Detached Garage; Off road parking for multiple vehicles; Open plan front garden; Private rear garden;



Council Tax Band: C



### **ENTRANCE PORCH**

With access provided from the front elevation to the entrance porch with; Leaded obscure glazed door and side panel; Painted brickwork walls; Carpet flooring; Glazed door opening to the hallway;

### **HALLWAY**

13'1" x 4'4"

A welcoming hallway having; Carpet flooring; Coving; Ceiling light point set into ceiling rose; Central heating radiator; Solid doors to the two bedrooms, dining kitchen and family bathroom; Georgian style half glazed door to the lounge;

### **LOUNGE**

14'11" x 13'1"

This good sized living room has; Feature stone fireplace, with gas coal effect fire; uPVC double glazed, leaded picture window to the front elevation; Coving; Light point set into ceiling rose; Decorative framed wall panels to either side of the fireplace; Central heating radiator; Carpet flooring;

### **KITCHEN DINING ROOM**

14'5" x 11'10"

A good sized open plan living area with; A good range of light wood wall, drawer and base units with under unit lighting; Green marbled work tops; Tiled splash backs; Single sink and drainer with mixer taps; Integrated gas grill, oven and four ring hob; Space for under unit fridge and freezer; Central heating radiator; Ceiling strip light; Space for dining furniture; Wall mounted gas fire; uPVC double glazed window to the conservatory and through to the rear garden elevation; Solid door to pantry storage area; Glazed door to the conservatory;

### **CONSERVATORY**

14' x 8'6"

A great space from which to view the lovely rear garden. Comprising of; Tiled flooring; Exposed stone walls; Space and plumbing for washing machine; Full height glazing to the three aspects; Sliding door providing garden access;

### **BEDROOM ONE**

11'11" x 9'3" (not including wardrobes)

Having; A range of fitted wardrobe, drawer and bedside table storage; Leaded uPVC double glazed window to the front elevation; Central heating radiator; Ceiling light point; Coving; Carpet flooring;

### **BEDROOM TWO**

11'10" x 8'11"

A further double bedroom with; An uPVC double glazed window to the rear garden elevation; Wardrobes and storage to be included in the sale; Carpet flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

8'8" x 5'1"

Consisting of; Panelled bath with telephone style shower attachment and wall fitting; Pedestal wash basin and WC; Fully tiled walls and flooring; Obscure double glazed uPVC window to the rear elevation; Central heating radiator; Ceiling light point; Loft hatch access;

### **FREESTANDING GARAGE**

18'12 x 8'9"

With up and over door, power and lighting. A solid access door opens to the rear garden.

### **BLOCK PAVED DRIVE**

This substantial drive allows parking for multiple vehicles.



## FRONT GARDEN

With a good sized lawn, edged with shrub and hedge borders.

## REAR GARDEN

When in bloom this much loved, and well maintained garden is an amazing sight. Private and unoverlooked, the garden is predominantly laid to lawn with areas of patio seating and planting. Mature trees, hedges and shrubs surround this beautiful space. A useful paved bin store area is located behind the garage, and a wrought iron gate gives access to the side drive.

## ADDITIONAL DETAILS

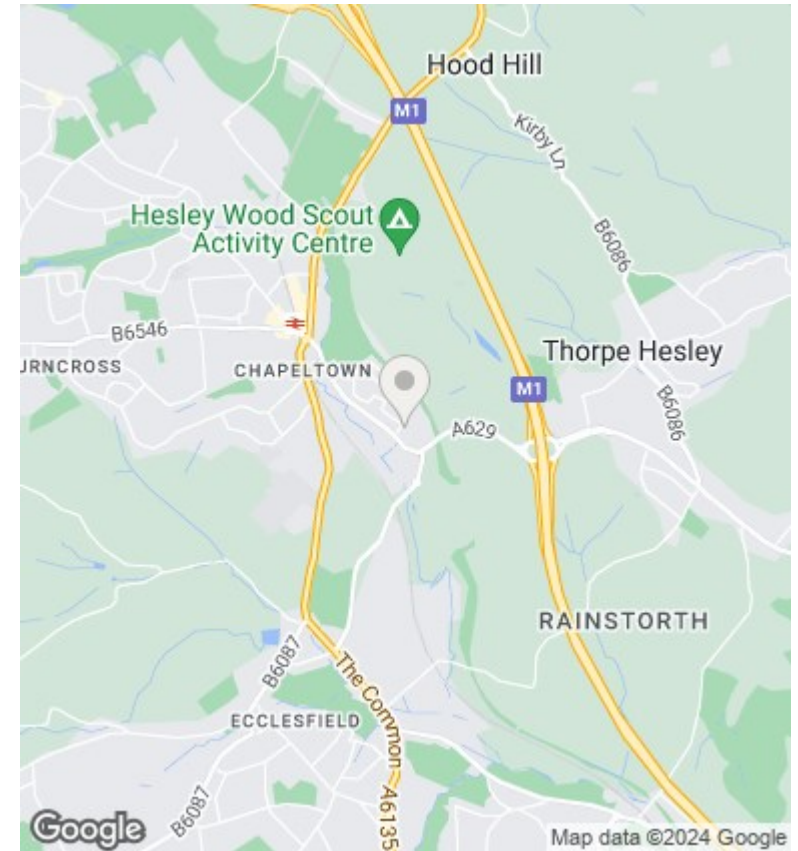
None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.











### Directions

### Viewings

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

### Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC