



Chambers Grove, Sheffield, S35

Offers Around £335,000

- DETACHED THREE BEDROOM FAMILY HOME
- GARAGE AND DRIVE PROVIDING OFF ROAD PARKING
- EN SUITE PRIMARY BEDROOM
- TASTEFULLY PRESENTED THROUGHOUT
- DINING KITCHEN WITH PATIO DOORS TO REAR GARDEN
- INVITING LOUNGE WITH FEATURE FIREPLACE
- FREEHOLD
- COUNCIL TAX BAND C - £2119.18

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****LOVELY THREE-BEDROOM FAMILY HOME**** New to the market, this well-presented three-bedroom home is located on a quiet residential cul-de-sac close to Chapeltown centre, offering easy access to local amenities and excellent motorway links. The accommodation briefly comprises: entrance hallway; inviting lounge with feature fireplace; kitchen/dining room; primary bedroom with en-suite; two further bedrooms; and family bathroom. Externally, the property benefits from a garage and driveway, along with a south-facing rear garden featuring a newly laid patio area ideal for outdoor entertaining. ****Early viewing is recommended****



Council Tax Band: C



ENTRANCE HALLWAY

Accessed via a secure composite entrance door into the hallway, featuring wood-effect cushioned flooring, ceiling light point, central heating radiator, staircase to the first floor, and oak internal doors providing access to the downstairs WC and lounge.

LOUNGE

Spacious lounge featuring a character fireplace, oak-effect laminate flooring, two central heating radiators, ceiling light point, decorative coving, uPVC double-glazed window to the front elevation, and an oak internal door leading to the dining kitchen.

DINING KITCHEN

This excellent family living space features tiled flooring throughout and a designated dining area with central heating radiator, ceiling light point, ample space for a dining table and chairs, under-stairs storage, and patio doors opening onto the rear garden.

The kitchen area is open-plan and comprises of modern grey wall, base, and drawer units with roll-top work surfaces, tiled splashbacks, under-unit lighting, and a ceiling light point. There is space and plumbing for a washing machine and dishwasher, space for an upright fridge freezer, an integrated electric oven with four-ring gas hob and extractor hood above, and a single sink with drainer and mixer tap positioned beneath a uPVC double-glazed window overlooking the rear garden.

DOWNSTAIRS WC

Comprising of a wash basin set into a corner vanity unit, WC, half-panelled walls, wood-effect cushioned flooring, vertical heated towel rail, obscure-glazed window to the front elevation, and ceiling light point.

STAIRS RISING TO FIRST FLOOR LANDING

First floor landing with carpet flooring, contemporary oak and chrome handrail and balustrade with glazed panels, loft hatch access, uPVC double-glazed window to the side elevation, and oak doors to all bedrooms and the storage cupboard, which houses the wall-mounted boiler.

Loft access via pull-down ladder; loft is part boarded with lighting.

BEDROOM ONE

A spacious primary bedroom featuring a wood-paneled feature wall, built-in wardrobe storage, carpet flooring, ceiling light point, central heating radiator, uPVC double-glazed window to the front elevation, and a door leading to the en-suite.

EN SUITE

En-suite comprising of a wash basin set into a vanity storage unit, WC, and shower enclosure with wall-mounted shower and screen door. Features wood-effect laminate flooring, vertical heated towel rail, ceiling light point, extractor fan, part-tiled and part-painted walls, and an obscure-glazed window to the side elevation.

BEDROOM TWO

Double bedroom two with door to wardrobe storage, uPVC double-glazed window to the rear elevation, carpet flooring, central heating radiator, and ceiling light point.

BEDROOM THREE

Currently used as a dressing room, this versatile third bedroom previously accommodated a $\frac{3}{4}$ bed and offers ample space. It features a uPVC double-glazed window to the front elevation, carpet flooring, central heating radiator, and ceiling light point.

FAMILY BATHROOM

Family bathroom comprising a panelled bath with wall-mounted shower, pedestal wash basin, and WC. Features include an extractor fan, vertical heated towel rail, wood-effect laminate flooring, tiled walls to wet areas, ceiling light point, and an obscure uPVC double-glazed window to the rear elevation.

GARAGE

The attached garage benefits from an up-and-over door, with power and lighting installed. There is also a personnel door providing access to the rear garden. The space offers potential to extend the footprint of the living accommodation, subject to the usual consents.

DRIVE

Providing off road parking for up to three vehicles.

REAR GARDEN

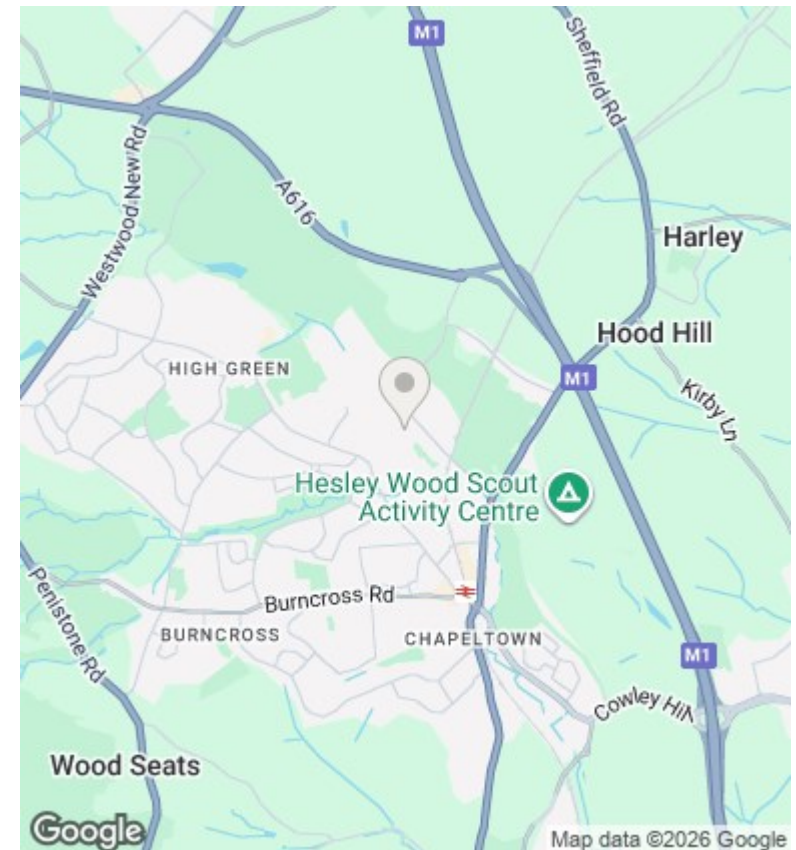
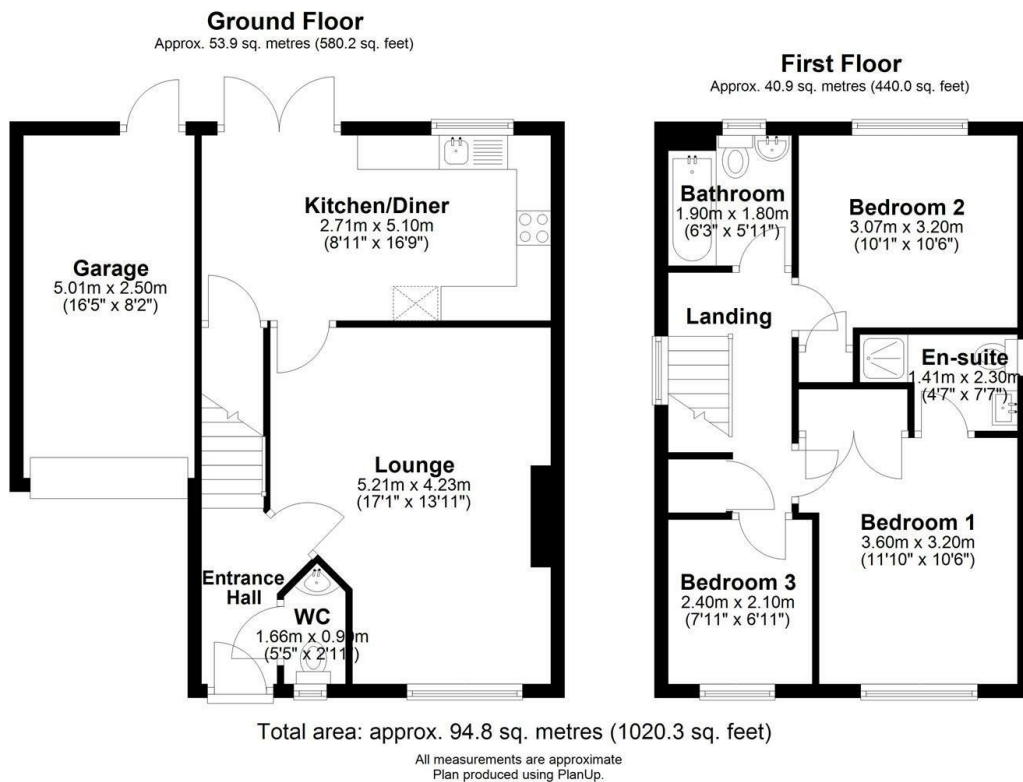
A generous south-facing garden, securely enclosed and accessible either via the house or through the garage. A recently laid patio provides an excellent space for outdoor entertaining, complemented by a lawn, pebble borders with established shrub planting, and fencing to three sides.

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.
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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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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