



## Josselin Court

Chapelton, Sheffield, S35 2ZR

Guide Price £325,000 - £325,000



- 2 BED DETACHED BUNGALOW
- CUL DE SAC LOCATION
- GREAT DIMENSIONS
- OFF ROAD PARKING ON RESIN DRIVE PLUS GARAGE
- FREEHOLD
- NO UPWARD CHAIN
- CONSERVATORY ADDING EXTRA LIVING SPACE
- LARGE PLOT
- CLOSE TO AMENITIES
- COUNCIL TAX D

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£325,000 - £350,000 NO UPWARD CHAIN! Nestled in the tranquil Josselin Court, Chapelton, Sheffield, this charming detached bungalow offers a wonderful opportunity for those seeking a peaceful retreat. The property boasts a spacious layout with two well-proportioned bedrooms, three reception rooms, and a modern bathroom, making it an ideal home for those looking to downsize with little compromise!

The bungalow is situated in a quiet cul-de-sac, ensuring a serene living environment away from the hustle and bustle. Yet it remains close to an array of amenities, only minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

One of the standout features of this property is the generous garden, which provides ample space for outdoor activities, gardening, or simply enjoying the fresh air. The garden is a blank canvas, ready for you to put your own stamp on it and create your personal oasis.

With parking available for up to six vehicles, this home is perfect for those with multiple cars or for hosting guests. The property is equipped with modern fixtures and fittings, ensuring a comfortable living experience while still allowing for personal touches to be added by you.

Briefly comprising entrance hallway, living/dining room, kitchen, conservatory, two good sized bedrooms and bathroom.

The dimensions of the rooms are great, providing a sense of space and light throughout the home. This bungalow is not just a house; it is a place where memories can be made and cherished. If you are looking for a new chapter in your life, this property offers the perfect blend of comfort, convenience, and potential. Don't miss the chance to make this delightful bungalow your own.

## ENTRANCE HALLWAY

Through a glazed uPVC door leads into a roomy entrance hall making a great impression on any guest and offering plenty of cloakroom space.

## LIVING ROOM

32'2" x 12'8" (including dining area) (9.82m x 3.87m (including dining area))

A spacious living room hosting a charming traditional fireplace with marble surround and coal effect fire giving a great focal point to the room and cosy feel in the wintry months, a large archway leads through to the dining room creating a great social space or family hub, also comprising wall mounted radiators, aerial point and large uPVC bay window flooding the room in natural light.

## DINING AREA

A formal dining area which flows seamlessly into the living room, comprising wall mounted radiator, uPVC window to the side and telephone point.

## KITCHEN

10'11" x 8'8" (3.34m x 2.65m)

A spacious kitchen hosting an array of light wood wall and base units providing plenty of storage space, contrasting black work surfaces, black composite one and a half bow sink and drainer with chrome mixer tap, inset induction hob with extractor hood above, integrated electric oven, integrated fridge/freezer, under counter space and plumbing for a washing machine and dishwasher, fully tiled in cream with a rear facing uPVC window and door leading in to conservatory.

## CONSERVATORY

14'9" x 8'9" (4.51m x 2.69m)

A great addition to any household, this generously sized uPVC conservatory offers plenty of extra living space to use as you wish and allows you to enjoy the garden all year round, comprising ceiling fan light, wall mounted radiator and door leading directly out onto the garden.

## MASTER BEDROOM

14'4" x 12'1" (4.39 x 3.7)

An elegant and spacious master bedroom boasting a wall of light wood fitted wardrobes, also comprising telephone point, wall mounted radiator and uPVC window to the rear.

## BEDROOM 2

13'8" x 10'0" (4.17m x 3.06)

A further large double bedroom comprising wall mounted radiator, fitted wardrobes and uPVC window.

## BATHROOM

10'0" x 5'10" (3.06 x 1.80m)

A sleek bathroom, hosting a large walk-in glass shower cubicle, contemporary dark wood fitted vanity cabinets with inset ceramic sink, low flush w/c, wall mounted chrome heated towel rail, inset chrome spotlights and frosted uPVC window.

## GARAGE

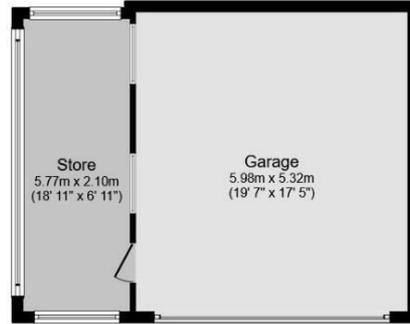
19'7" x 17'5" (5.98m x 5.32m)

Offering secure parking or that extra storage we all crave, comprising an invaluable electric roller shutter door, lighting, sockets and further door which leads into an additional large greenhouse.

## EXTERIOR

The property boasts a wonderful corner plot with extensive gardens and land to front and rear. The front boasts an abundance of kerb appeal with a low maintenance shale front, established and well tamed hedges and colourful shrubs. A long resin driveway provides off road parking for at least six cars. To the rear of the property is a well landscaped, mainly laid to lawn sun trap, perfect for entertaining in the summer months, dotted with well established plants and hedges, and boasting a wooden gazebo with seating and BBQ area, security lighting and outside tap.

# Floorplan



## Floor Plan

Floor area 106.8 sq.m. (1,150 sq.ft.)

## Garage

Floor area 44.1 sq.m. (475 sq.ft.)

Total floor area: 150.9 sq.m. (1,624 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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## Energy Efficiency Graph

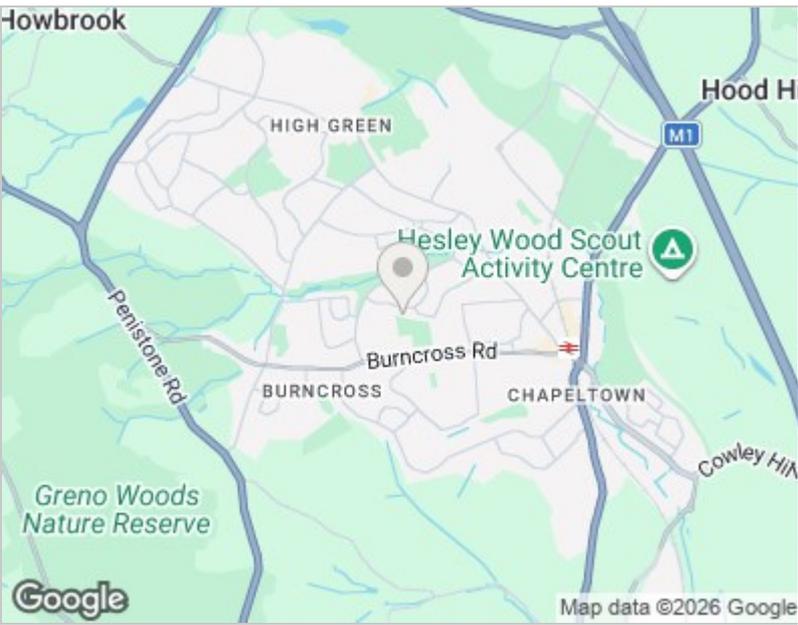
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## 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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