



Warren Lane Chapeltown Sheffield S35 2YA  
Guide Price £400,000



# Warren Lane

Sheffield S35 2YA

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GUIDE PRICE £400,000-£425,000 \*\* FREEHOLD \*\* Viewing is essential to appreciate the accommodation on offer of this four bedroom, two bathroom detached bungalow which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, a double garage with electric door, uPVC double glazing and gas central heating.

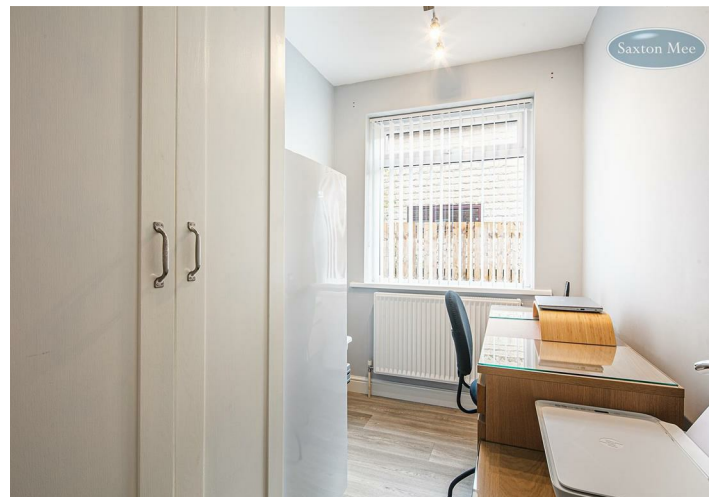
Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with laminate flooring and access into the partly boarded loft space. From the entrance hall, access into the lounge, the four bedrooms and the family bathroom. The well proportioned lounge has dual aspect windows allowing natural light, while the electric fire set in attractive surround is the focal point of the room. Two double doors then lead into the recently fitted kitchen which has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven, a four ring induction hob with extractor above and dishwasher along with the housed gas boiler. There is a Velux window and access into a utility room and a garden room. The utility room has an American style fridge freezer, washing machine and tumble dryer. The garden room has an insulated roof and a rear uPVC door which opens onto the rear garden.

The principal bedroom has fitted wardrobes and the added advantage of an en suite shower room which is fully tiled and has a shower enclosure, WC and wash basin set in a combination unit. Two further double bedrooms with fitted wardrobes. Bedroom four/study. The family bathroom is fully tiled with a white four piece suite including bath with overhead shower, bidet, WC and wash basin set in a combination unit.

- FOUR BEDROOM/TWO BATHROOM DETACHED BUNGALOW
- NEWLY FITTED KITCHEN WITH UTILITY ROOM OFF
- WELL PROPORTIONED LOUNGE
- GARDEN ROOM
- DOUBLE GARAGE
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- LOVELY REAR GARDEN
- SOUGHT AFTER LOCATION
- EASY ACCESS TO THE CITY CENTRE, MOTORWAY NETWORKS & CHAPELTOWN RAILWAY STATION
- AMENITIES & SCHOOLS CLOSE-BY







## OUTSIDE

To the front is a large block-paved driveway providing off-road parking for multiple vehicles and this leads to the double garage with electric door, power and lighting. There is a front garden area. Access down the side of the property leads to the rear garden which includes a wooden decked seating area, artificial lawn, gravelled seating area and a garden shed.

## LOCATION

The property is located close to an array of local amenities, a stones throw from the local countryside, a short drive to Wentworth and the Estate, minutes away from the M1, surrounded by reputable schools and benefits from good public transport routes. Chapeltown Railway Station is within easy access.

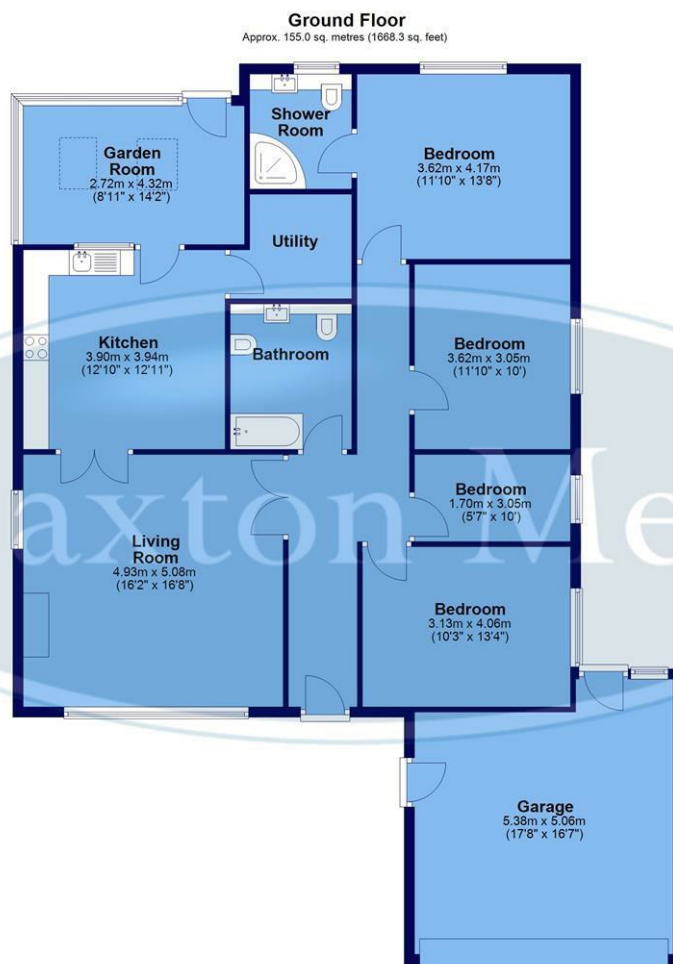
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 155.0 sq. metres (1668.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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