



## Grenoside Grange Close

Grenoside, Sheffield, S35 8LY

Guide Price £170,000



- 2 BED PENTHOUSE
- OVER 55S DEVELOPMENT
- GENEROUS DIMESNIONS
- CONTEMPORARY THROUGHOUT
- COMMUNAL GARDENS
- TOP FLOOR, SECOND FLOOR
- ELEVATED POSITION WITH VIEWS
- DESIRABLE DEVELOPMENT
- FULL OF NATURAL LIGHT
- COUNCIL TAX BAND B

# Grenoside Grange Close

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GUIDE PRICE £170,000 - £180,000. Nestled in the serene setting of Grenoside Grange Close, this exquisite penthouse flat offers a unique opportunity for those seeking executive single-storey living within an over 55s development. With two generously sized bedrooms and a well-appointed bathroom, this property is designed for comfort and convenience.

As you enter, you will be greeted by an impressive reception room that boasts tall ceilings, creating a lofty and airy atmosphere. The contemporary kitchen is beautifully presented, providing a stylish space for culinary pursuits, while the bathroom reflects modern elegance. The penthouse is thoughtfully designed to maximise space and light, making it a delightful retreat.

Positioned in an elevated location, this property offers stunning views that enhance the tranquil living experience. Residents will appreciate the close proximity to local amenities, ensuring that daily necessities are just a stone's throw away. For those who enjoy the great outdoors, the nearby countryside provides ample opportunities for leisurely walks and exploration.

Furthermore, the penthouse is conveniently located just minutes from the M1 motorway, with excellent public transport links leading directly to Sheffield. This makes it an ideal choice for those who wish to enjoy the peace of suburban living while remaining connected to the city.

Briefly comprising entrance hallway with large built in storage cupboard, kitchen, living room, two double bedrooms and generously sized bathroom.

In summary, this beautifully presented penthouse flat in Grenoside is perfect for individuals seeking a stylish and comfortable home in a peaceful yet accessible location. Don't miss the chance to make this exceptional property your own.

PLEASE NOTE: THERE ARE TWO FLIGHTS OF STAIRS TO THIS PROPERTY. THERE ARE NO LIFTS.

## ENTRANCE HALLWAY

An impressive, roomy hallway, offering two handy large storage cupboards, one with plumbing for a washing machine and dryer, also comprising wall mounted radiator, intercom system, alarm panel and loft hatch leading to a partially boarded loft.

## LIVING ROOM

16'7" x 13'5" (5.08 x 4.09)

A light and airy living space, flooded in light through French uPVC doors that lead out onto a small, covered balcony, giving you that breath of fresh air when needed, this sizeable open plan living area creates a great social space and comprises two wall mounted radiators, aerial point, telephone point, further uPVC window to side elevation and archway opening out into the kitchen.

## KITCHEN

9'4" x 7'3" (2.87 x 2.23)

A contemporary kitchen, hosting an array of light wood wall and base units providing plenty of storage space, contrasting Quartz effect work surfaces, inset black one and a half bowl sink with matching mixer tap, inset electric hob with stainless steel chimney style extractor hood above, integrated dishwasher, space for tall fridge/freezer, inset spots and uPVC window.

## BEDROOM 1

13'7" x 12'7" (4.16 x 3.84)

An elegant master bedroom hosting a wall of fitted light wood/mirrored wardrobes and drawers providing that extra storage space we all crave, wall mounted radiator and uPVC French doors opening out onto a glass Juliette balcony.

## BEDROOM 2

3.14 x 2.78 (0.91m.4.27m x 0.61m.23.77m)

A further double bedroom hosting fitted wardrobes, wall mounted radiator and French uPVC doors opening out onto a glass Juliette balcony and showcasing a view for miles and miles.

## BATHROOM

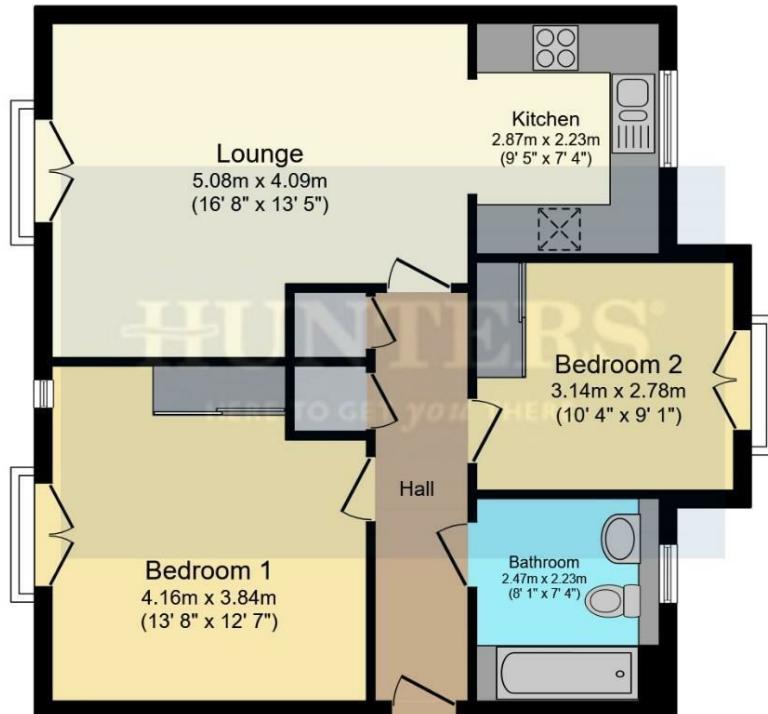
8'1" x 7'3" (2.47 x 2.23)

A generously sized, sleek bathroom, fully tiled in calming natural tones, comprising bath with shower over, wall mounted ceramic sink, low flush WC, wall mounted chrome heated towel rail, inset spotlights, extractor fan and frosted uPVC window.

## EXTERIOR

The property is situated in a well managed block, hosting large, well kept, communal gardens that are well stocked with established trees and shrubs and boast a built decked area for enjoying the summer months. The allocated parking space for the apartment is located directly in front of the entrance door with plenty of further visitor spots for guests.

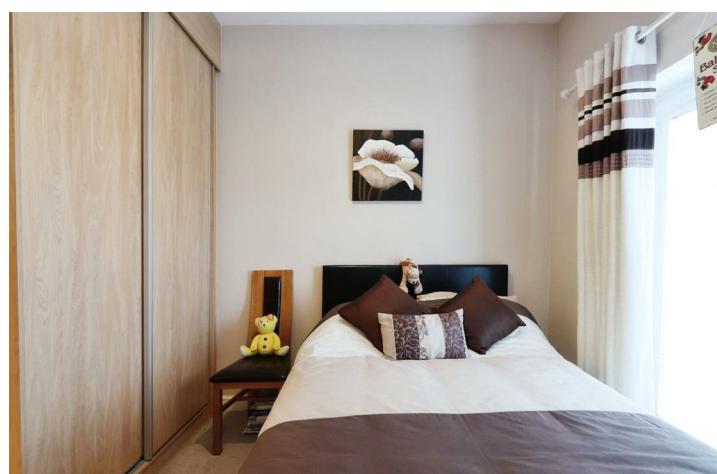
## Floorplan



Total floor area 63.7 sq.m. (686 sq.ft.) approx

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

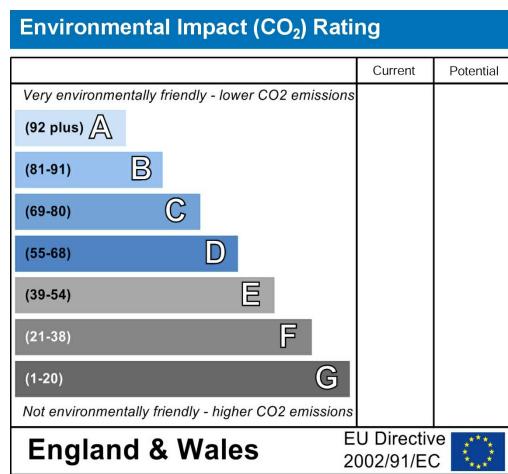
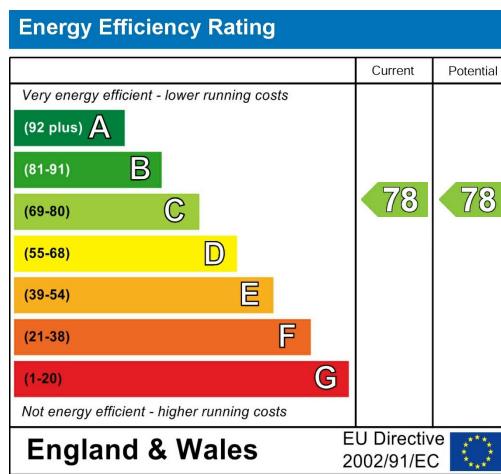




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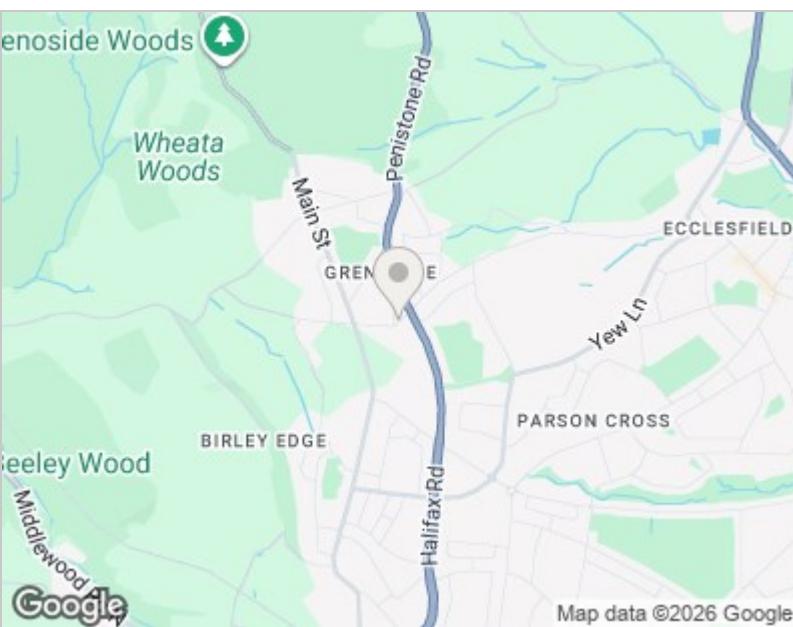
## Energy Efficiency Graph



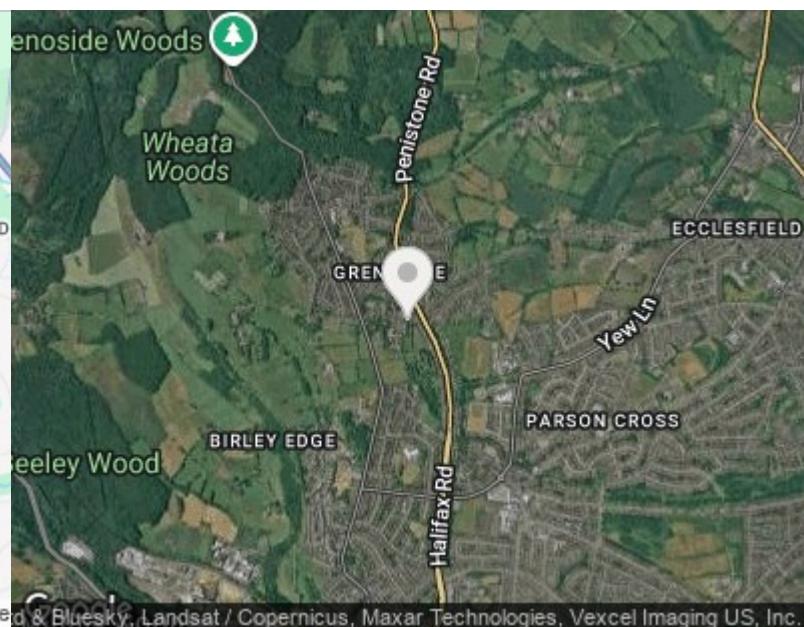
## Viewing

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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