







15 Woodland View

Charnock • Sheffield • S12 3HX

Asking Price £290,000

A beautifully extended and immaculately presented three-bedroom semi-detached home, occupying a sought-after cul-de-sac position within the popular residential area of Charnock. Offering light and airy, flexible accommodation throughout, this superb family home creates stylish living spaces complemented by a stunning southwest-facing landscaped garden. A front porch opens into a welcoming entrance hallway, where oak and stainless steel balustrade stairs rise to the first floor. To the front of the property is a beautifully presented open-plan bay-fronted living area, finished with stylish contemporary décor and mix of carpet with attractive oak flooring, which seamlessly flows through into the dining area. Featuring a wall-mounted electric fire, this versatile space provides an ideal setting for both family living and entertaining. To the rear, the impressive ground floor extension creates a spacious dining kitchen overlooking the rear garden. The contemporary gloss fitted kitchen is complemented by quality worktops and a striking feature glass splashback, while the layout wraps around in an L-shape incorporating an attractive Indian stone feature wall. Integrated appliances include a double Bosch oven, fridge, and dishwasher. On the first floor, the property continues to impress with three well-proportioned bedrooms and a stylish contemporary bathroom fitted with a modern tiled suite and walk-in rainfall shower. The rear double bedroom benefits from full-length fitted wardrobes and neutral décor, while the front double bedroom features stylish modern presentation and fitted wardrobes. A further single bedroom completes the accommodation. Access is also provided to the loft space, which offers excellent potential for conversion or further development, subject to the necessary consents. Externally, the property enjoys a block-paved driveway providing off-road parking for multiple vehicles, leading to a versatile side garage with an interconnecting roller door. The front section is currently utilised as a games room with additional storage, plumbing for a washing machine, and space for a freezer, leading through to a second garage area offering further storage or workshop potential. To the rear is a beautifully landscaped southwest-facing garden, designed across tiered levels with lawned areas and an impressive raised decked terrace, creating the perfect space for outdoor dining, entertaining, and enjoying the afternoon and evening sun. Charnock is a highly regarded residential area to the southeast of Sheffield, popular with families and professionals alike due to its excellent local amenities, well-regarded schools, and convenient transport links. The property is well placed for access to Crystal Peaks Shopping Centre, Drakehouse Retail Park, Rother Valley Country Park, and the Supertram network, while also offering straightforward routes into Sheffield City Centre and the M1 motorway network.





- Extended Semi-Detached House
- 3 Well Presented Bedrooms
- Fabulous Modern, Extended Kitchen
- Cul-De-Sac Location in S12
- Light & Airy, Flexible Accommodation
- Scope to Further Develop
- South-West Facing Lawned Garden
- Driveway & Garages
- Lease 02/04/1959 £11pa Mark Jenkinson
- Council Tax Band C, EPC Rating D



15 WOODLAND VIEW

APPROXIMATE GROSS INTERNAL AREA = 154.9 SQ M / 1667 SQ FT
(INCLUDING EXTERNAL WC)

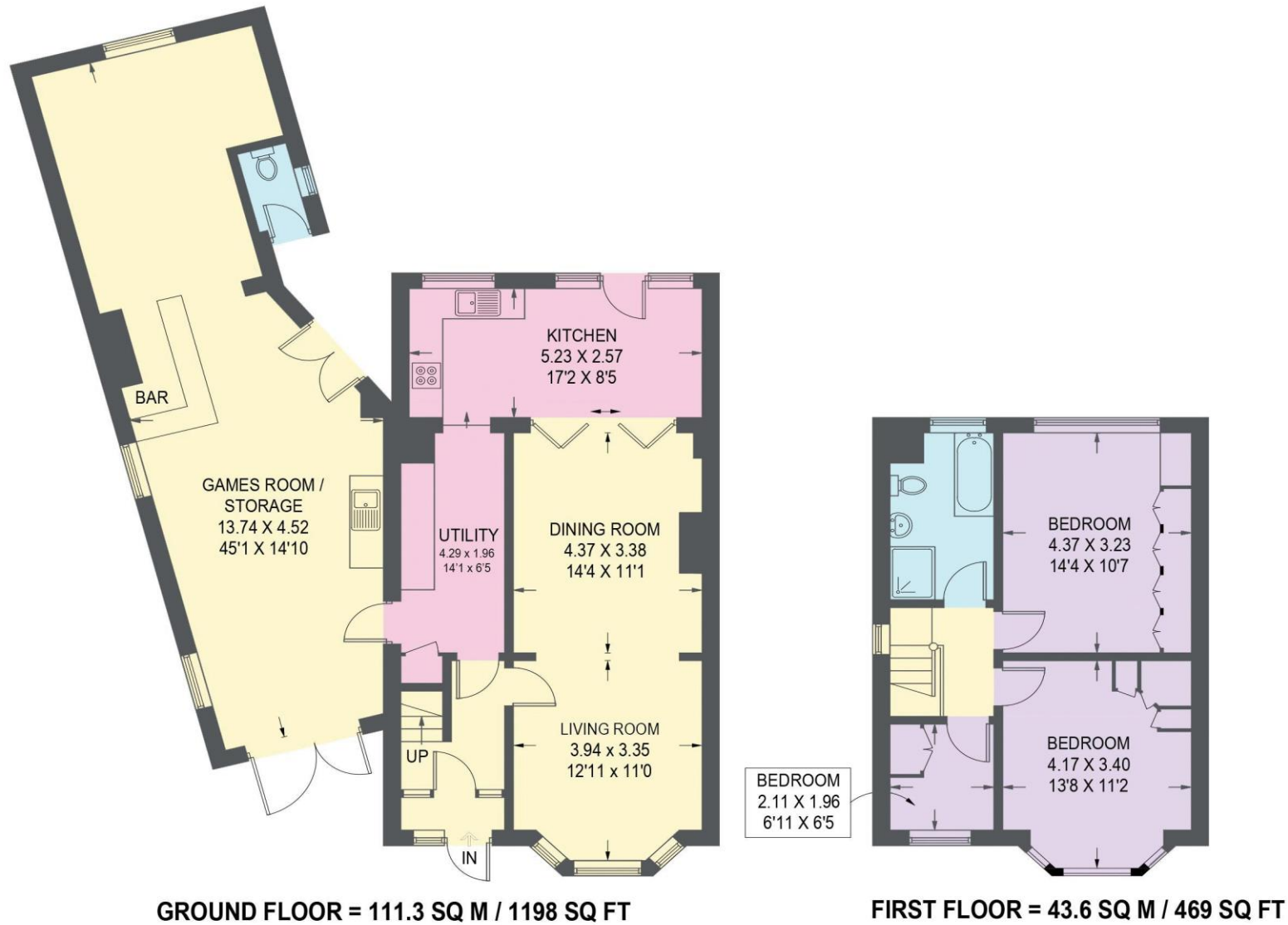


Illustration for identification purposes only, measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868