



9, Hooper Avenue, Sheffield, S11 9SG

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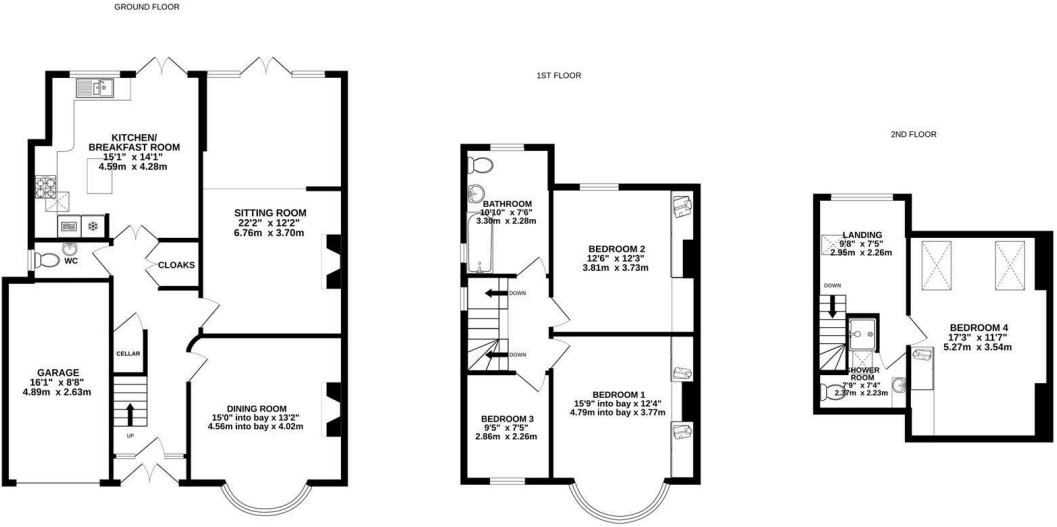
## Description

A beautiful four bedroom, 1930's semi detached property that enjoys an east through to west facing orientation and a lovely, open outlook to the rear over the gorgeous landscaped gardens. The property has a lovely look from the road, with the attractive 1930's architecture and block paved driveway providing a pleasant first impression. This continues inside the home, with a pretty stained glass door and surround framing the entrance into the reception hall. The property has been significantly extended to the side, rear and also via the large loft to now provide an excellent range of accommodation over three floors which offers the occupants versatility in the way it can be used. The four bedrooms are all well proportioned and there is also a dedicated study area on the second floor which will be perfect for those buyers who now spend some time working from home. The loft conversion also includes an extra shower room and a fabulous view making this level perfect as a principal suite. On the ground floor the extensions have really improved the flow of this home. The rear living room offers excellent proportions and enjoys an uninterrupted, almost bucolic view over the large garden while the front reception room has a contrasting feel, overlooking Hooper Avenue and neighbouring houses, the perfect spot to watch the world go by. The side extension has also provided better proportions in the beautifully presented kitchen to allow for a dining area alongside the modern fitted kitchen which is ideal for entertaining and coming together at family meal times. The kitchen also features elegant Quartz working surfaces that extend to the ubiquitous island unit. All combining to make the perfect setting for any family. Set close to local amenities at Bents Green, on a well maintained bus route (gritted in the winter for your convenience) and within a short walk of the many local schools that all have admiral grades in OFSTED reports.

- 300 year lease from 1932 (207 years left) at an annual ground rent of £6.
- Council Tax band D and EPC rating D59
- Large south westerly facing rear garden to complement the spacious interior.
- Extended to the side, rear and via the loft to provide superior accommodation over three floors.
- Dining kitchen with Quartz topped island.
- Extended sitting room with open fire and a versatile, bay windowed dining room at the front of the house.
- Block paved off road parking for at least two cars and a garage/store.
- Four good bedrooms including three doubles and a larger than average single alongside a large study area in the dormer on the second floor.
- Two modern bathrooms and a ground floor W.C.
- In catchment for local, reputable schooling and situated close to the shops at Bents Green.







THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1733sq.ft. (161.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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