







80 Blackburn Drive

Chapelton • Sheffield • S35 2ZP

Guide Price £290,000 - £300,000

Situated on a quiet residential road in Chapelton, this extended three-bedroom detached bungalow enjoys a delightful woodland outlook and is offered freehold with no onward chain. The property is light, airy and flexible throughout, making it ideal for a range of buyers. A side uPVC entrance door opens into a generous dining kitchen, fitted with a range of matching wall and base units, with space for appliances and a dining table. Two side-facing windows provide excellent natural light. To the rear, the extension has created a spacious and versatile living area, presented in neutral décor. French doors open onto an attractive, enclosed rear garden with a stone patio area and access to the garage, perfect for indoor-outdoor living. There are two good-sized double bedrooms, one benefiting from full-length mirrored sliding wardrobes, and a smaller third bedroom suitable as a guest room, nursery or home office. The front-facing bedrooms enjoy a pleasant woodland outlook, while the rear bedroom overlooks the garden. The bathroom features a corner bath, separate shower enclosure and fully tiled walls. Externally, a block-paved driveway runs alongside the front lawn, providing ample off-road parking and leading to the garage. The enclosed, terraced rear garden is split-level with lawn and patio areas, complemented by established planting to create a private and peaceful space to relax. Located in a popular residential area of Chapelton, the property benefits from nearby woodland and green space. Chapelton offers a wide range of amenities including shops, supermarkets, schools, cafés and leisure facilities, along with excellent transport links. Chapelton railway station provides direct access to Sheffield and Leeds, while the M1 motorway (Junctions 35 and 35A) is just a short drive away, making it ideal for commuters.





- Detached Bungalow in S35
- 3 Bedrooms & Family Bathroom
- Effectively Extended at Rear
- Light & Arity Flexible Accommodation
- Pleasant Woodland Outlook

- Combination Boiler & Double Glazing
- Attractive Enclosed Rear Garden
- Driveway & Garage
- Freehold & No Chain
- Council Tax Band D, EPC Rating C



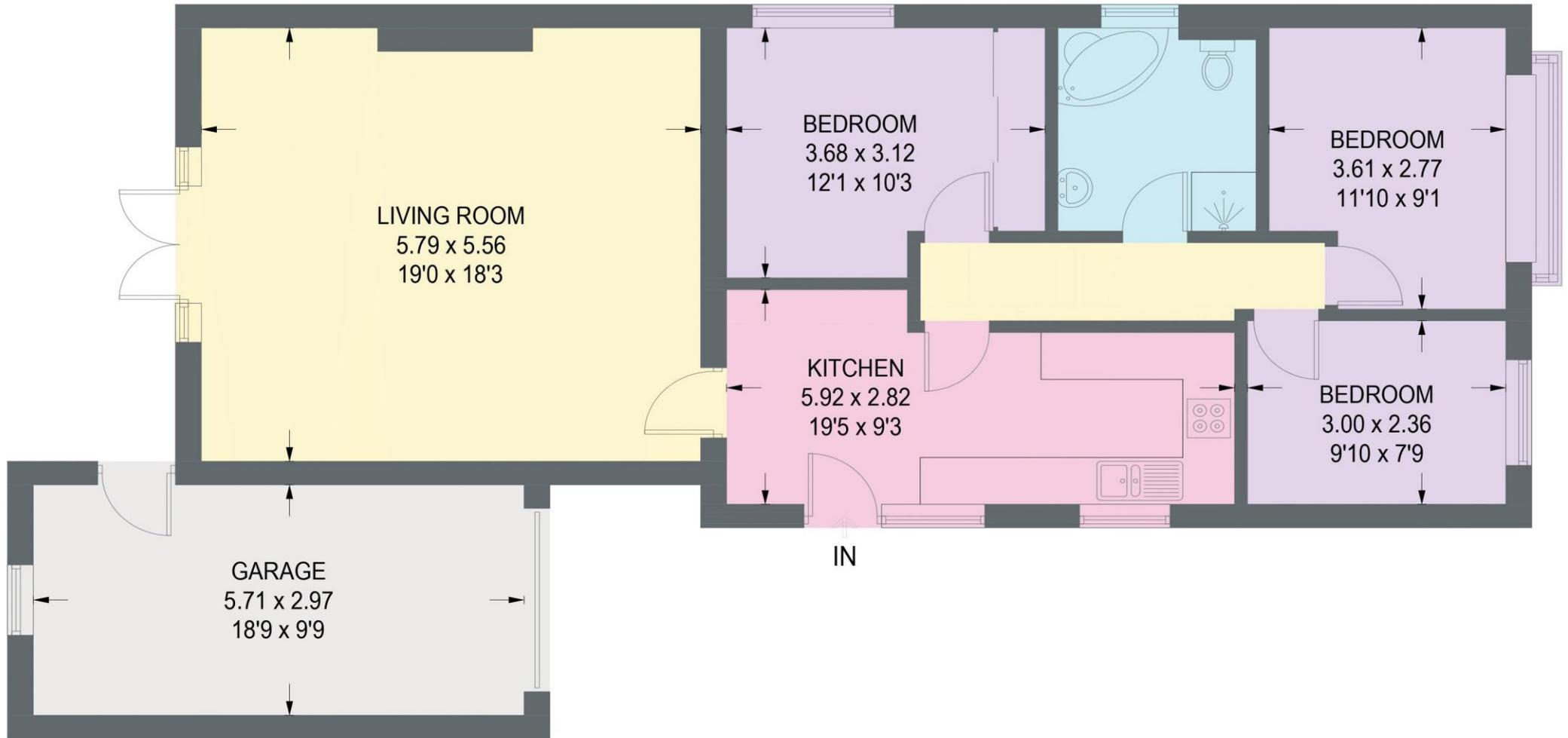


80 BLACKBURN DRIVE

APPROXIMATE GROSS INTERNAL AREA = 89.4 SQ M / 962 SQ FT

GARAGE = 16.9 SQ M / 182 SQ FT

TOTAL = 106.3 SQ M / 1144 SQ FT



GROUND FLOOR

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