



Charlton Drive

High Green, Sheffield, S35 3PE

Guide Price £180,000 - £190,000

- 2/3 BED SEMI DETACHED
- IMMACULATELY KEPT
- QUIRKY EXTENDED KITCHEN WITH SUNKEN DINING AREA
- BEAUTIFULLY LANDSCAPED LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION



- NO UPWARD CHAIN
- GENEROUS DIMENSIONS AS A 2 BED BUT EASILY CONVERTED BACK TO A 3
- IN NEED OF A CENTRAL HEATING SYSTEM
- DRIVEWAY PROVIDING SIZEABLE OFF-ROAD PARKING
- COUNCIL TAX BAND B

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GUIDE PRICE £180,000 - £190,000. NO UPWARD CHAIN! Set on a popular estate in Chapeltown, this property was originally a three-bedroom semi-detached home, thoughtfully converted into a two-bedroom layout to create a wonderfully spacious and versatile living arrangement — though the option remains to easily revert if a buyer desires more bedrooms. Immaculately kept throughout, the home showcases plenty of bespoke joinery, cleverly used to maximise storage and create genuine talking-point features across the property.

Further versatility comes courtesy of a converted loft space, ready to be adapted to suit a range of needs, while the garage/outbuilding offers similar flexibility — equally suited to a home office, gym, bar, or summer house. Outside, a beautifully landscaped garden and generous driveway complete a home that has been finished with real care and attention.

Ideally located, the property sits close to an array of local amenities and is surrounded by reputable schools, making it a fantastic choice for families. A short drive brings you to the M1, with direct road links to Sheffield, Rotherham, and Barnsley, making this a superbly connected spot for commuters.

Sold with no upward chain, offering the promise of a hassle-free and quick move, this truly versatile home offers so much more than meets the eye — viewings are highly recommended to appreciate everything it has to offer.

ENTRANCE PORCH

A practical yet welcoming introduction to the home, this glazed uPVC entrance porch is ideal for shedding muddy paws and wellies before stepping further inside. Surrounding uPVC windows and lighting create a bright, functional space that doubles as a handy cloakroom, with a glazed composite door opening through to the living space beyond.

LIVING ROOM

15'11 x 14'7 (4.85m x 4.45m)

Flooded with natural light through a substantial front-facing uPVC window, this living room strikes a wonderfully light and airy tone. All eyes are drawn to the bespoke fireplace with fitted gas fire, a striking focal point that promises a cosy retreat come the colder months. Ambient wall lighting, aerial and telephone points, and handy under-stairs storage complete a room built for everyday comfort, with stairs rising to the first floor.

KITCHEN/DINER

14'7 x 12'5 (4.45m x 3.78m)

Full of character, this quirky kitchen has been cleverly extended and set on an elevated platform, immediately marking it out as something a little different. A striking run of powder blue wall and base units offers abundant storage, set against contrasting grey worktops that lend a contemporary edge. Practical touches include an inset stainless steel sink and drainer with matching mixer tap, a gas hob with extractor above, and an integrated electric oven and fridge, alongside under-counter space and plumbing for a washing machine. Inset spotlighting, a skylight, and a further uPVC window overlooking the garden keep the space bright throughout, while wall-mounted gas and electric heaters ensure year-round comfort. A built-in pantry with freezer socket adds further practicality, and steps descend to a sunken dining area — a real feature of the room, brimming with character and perfect for entertaining or relaxed family meals.

REAR PORCH

Currently put to use as a quiet reading nook, this rear porch is fitted with shelving and benefits from uPVC windows and lighting, with a glazed uPVC door opening onto the rear garden beyond.

LANDING

A roomy landing comprising uPVC window and wall set electric heater. Doors lead to both bedrooms and bathroom.

BEDROOM 1/3

14'6 x 14'5 (4.42m x 4.39m)

Formerly bedrooms one and three, this impressive master bedroom showcases the versatility of the home, with the option remaining to reinstate a third bedroom with relative ease, should a buyer wish. Two full walls of fitted wardrobes and drawers deliver exceptional storage, while a bespoke-built bed frame with matching side tables adds a lovely personal touch. Wall lighting, additional spotlighting, and two uPVC windows complete this striking room.

BEDROOM 2

10'0 x 8'2 (3.05m x 2.49m)

A further well-proportioned bedroom, benefiting from an aerial point and uPVC window, with a loft hatch providing access to the converted loft space above.

LOFT ROOM

14'6 x 10'3 (4.42m x 3.12m)

Currently reached via ladder — though there's scope to install a staircase using part of bedroom two — this versatile space benefits from a large uPVC window, carpeted flooring, and lighting. A built-in cupboard houses the water tank and immersion heater, while loft hatches open onto further eaves storage, ripe for those wanting extra space.

BATHROOM

6'4 x 6'1 (1.93m x 1.85m)

A generously proportioned, contemporary family bathroom, fully tiled in crisp white for a clean, fresh finish. Fittings include a bath with electric shower over, pedestal sink, and low-flush WC, finished with tiled flooring and a uPVC frosted window.

OUTSIDE WC

A handy addition for any busy household, accessed through a uPVC door, this outside WC comprises a low-flush WC, wall-mounted sink, and tiled flooring, with lighting and a frosted uPVC window completing the space.

GARAGE/OUTBUILDING

21'2 x 9'0 (6.45m x 2.74m)

Offering that extra storage space we all crave, this versatile outbuilding was originally a garage and could easily be reinstated as such with the simple addition of a garage door, if desired. Currently put to great use as a workshop, the space lends itself equally well to a home office, summer house, bar, or gym — the options really are endless. Entering through a uPVC door, you're welcomed into a surprisingly generous space, complete with carpeted flooring, lighting, and sockets throughout. Fitted storage units and work benches remain in place, along with three uPVC windows flooding the room with natural light.

EXTERIOR

The front of the property boasts neat kerb appeal, with a walled, slabbed, and block-paved driveway offering sizeable off-road parking. A gate down the side of the property leads to the back garden, with a convenient outdoor tap also found along the way.

To the rear, a stunning, beautifully landscaped retreat awaits, featuring an extensive decked patio — perfect for sitting out or entertaining during the summer months. Low-maintenance pebbled areas and a further tiled seating spot add flexibility, while a well-stocked raised walled flower bed brings colour and interest. Decorative garden window arches lend real character to the walls, complemented by outdoor lighting, with a uPVC hatch door providing access to handy under-house storage.

Floorplan

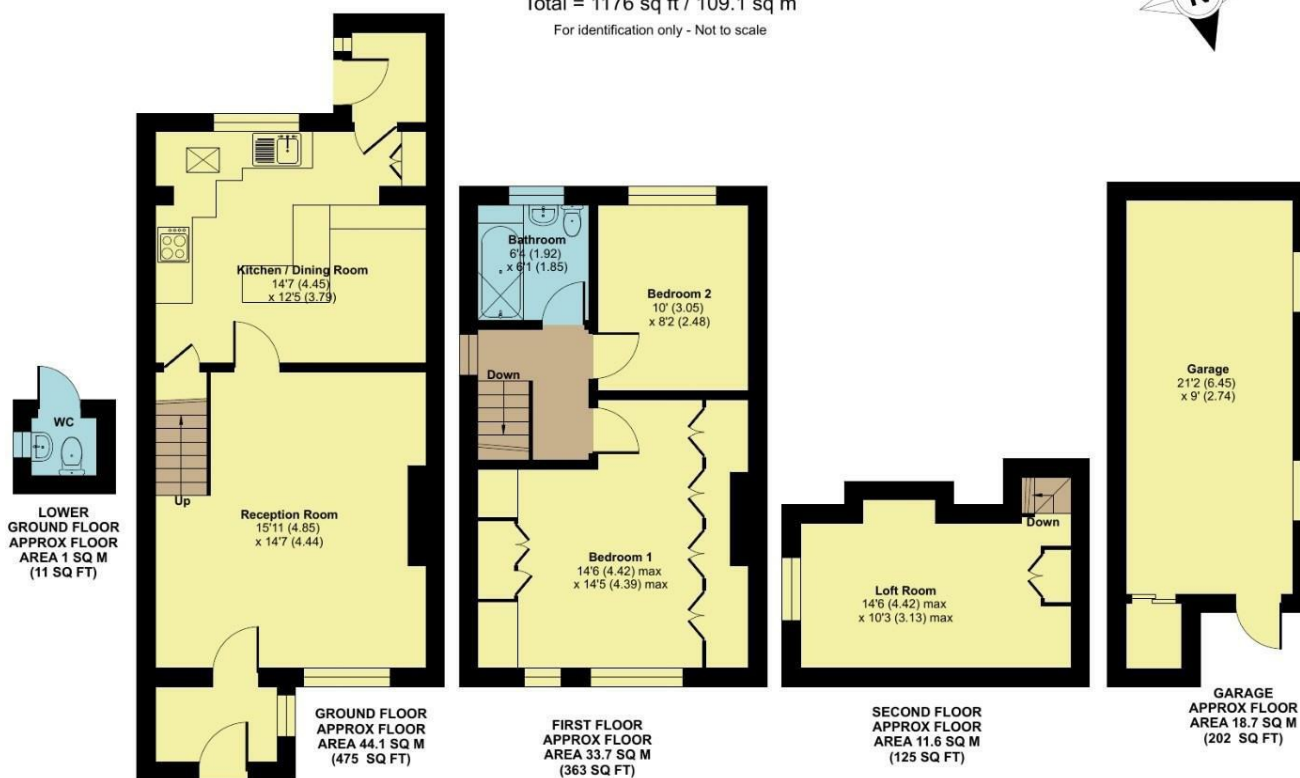
Charlton Drive, High Green, Sheffield, S35

Approximate Area = 974 sq ft / 90.4 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1176 sq ft / 109.1 sq m

For identification only - Not to scale



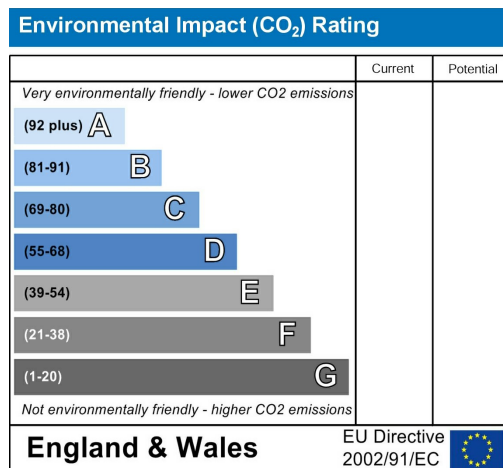
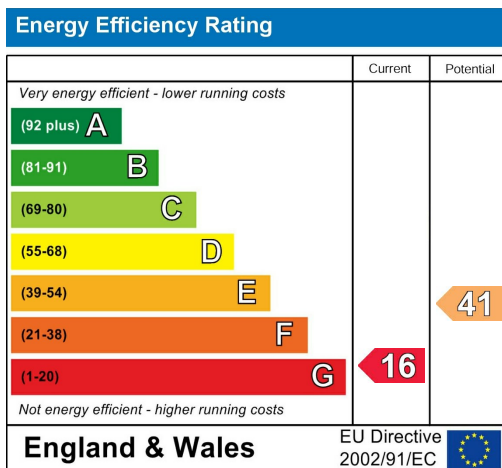
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1497460







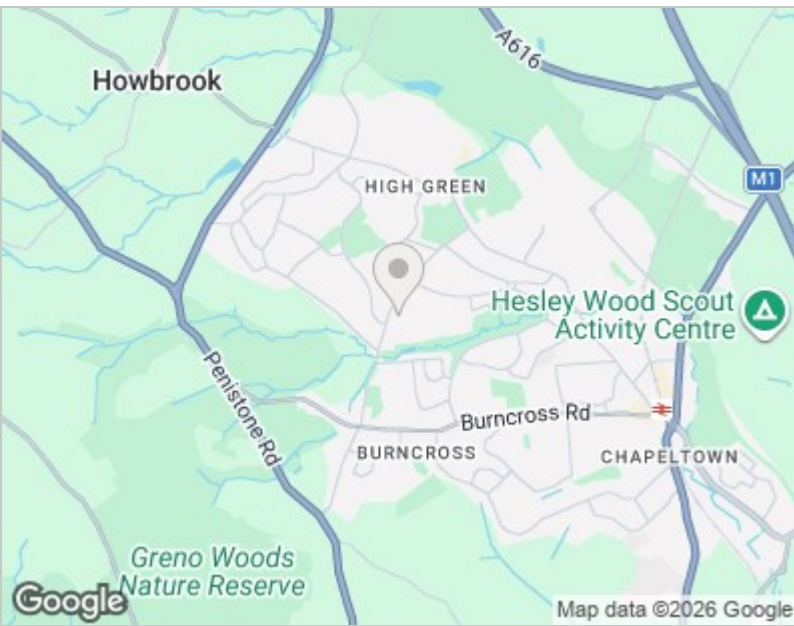
Energy Efficiency Graph



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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