

## 15 Hunters Lane

Richmond • Sheffield • S13 8LA

Guide Price £300,000 - £325,000

A beautifully extended, modern and stylish freehold family home arranged over three impressive levels, offering four bedrooms and three bathrooms, perfectly designed for contemporary family living. Much improved and extended to a high standard by the current owner, the property benefits from an enclosed rear garden, garage and excellent versatile living space throughout. A composite front door opens into an impressive light and airy hallway, setting the tone for the rest of the property. To the front is a cosy box bay living room, finished in warm neutral tones and enjoying plenty of natural light. The side extension creates a versatile second front-facing reception room, ideal as a study, playroom or snug, perfectly suited to modern family life. To the rear sits the heart of the home, a stunning contemporary open plan dining kitchen. Fitted with a sleek matte range of units complemented by additional full-length units in the dining area, the space offers integrated appliances and ample room for a family dining table. Sliding patio doors lead through to a delightful garden room, creating a seamless connection with the enclosed rear garden – ideal for entertaining or relaxing. Just off the kitchen is a separate utility room providing further storage and plumbing for appliances, along with a convenient WC. A rear door gives direct access to the garden, making it a practical and functional addition for busy family life. The first floor offers two beautifully presented double bedrooms with a warm, homely feel, alongside a modern family bathroom fitted with a stylish white suite. The side extension also provides a single bedroom, conveniently positioned next to a contemporary shower room. Stairs rise to the second floor where a generous landing with eaves storage and Velux windows leads to a fabulous dual aspect double bedroom, which could also serve as a flexible living space. This floor is completed by a further modern shower room, making it an ideal guest or teenager suite. Externally, the property is elevated with a front lawn, while secure gates lead to a fully enclosed rear garden. The garden features a patio area perfect for entertaining, a raised lawn, and access to the garage. The garage is approached via a private driveway accessed from Hunters Lane. Hunters Lane is a popular residential location in the S13 area, well placed for local schools, amenities and transport links. A great family location, the property is positioned close to Richmond Park and its popular BMX track, providing excellent outdoor space for children and recreational activities. The property also offers convenient access to Sheffield Parkway, the city centre and the M1 motorway, making it ideal for commuters while remaining close to local green spaces and community facilities.





- Extended Semi Detached in S13
- 4 Bedrooms & 3 Bathrooms
- Superb Open Plan Dining Kitchen
- Separate Utility & Garden Room
- Modern, Flexible Family Home
- Contemporary Kitchen & Bathrooms
- Walking Distance of Richmond Park
- Garage with Access Through Garden
- Freehold
- Council Tax Band B, EPC Rating D



# 15 HUNTERS LANE

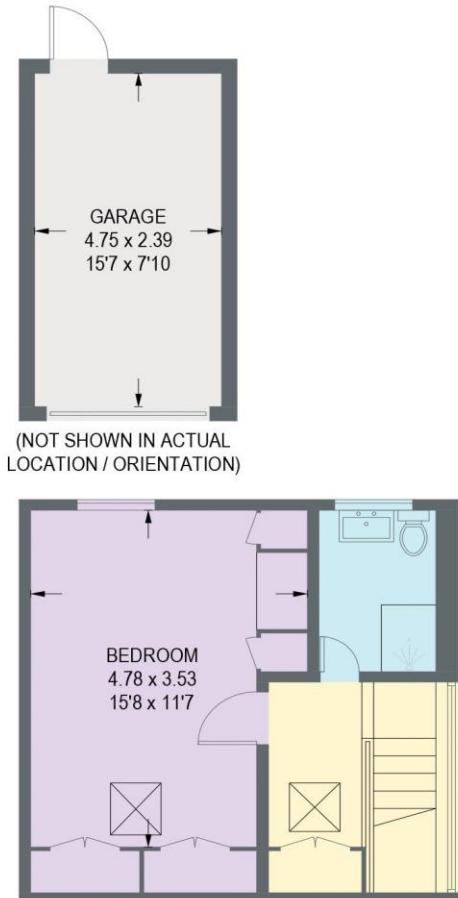
APPROXIMATE GROSS INTERNAL AREA = 140.5 SQ M / 1513 SQ FT  
GARAGE = 11.4 SQ M / 123 SQ FT  
TOTAL = 151.9 SQ M / 1636 SQ FT



**GROUND FLOOR**  
60.3 SQ M / 649 SQ FT



**FIRST FLOOR**  
51.9 SQ M / 559 SQ FT



**SECOND FLOOR**  
28.3 SQ M / 305 SQ FT

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



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