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Woodburn Drive

Chapeltown, Sheffield, S35 1YT

Guide Price £270,000- £280,000

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- 3 BED SEMI DETACHED
- OPEN PLAN KITCHEN /DINING
- READY TO JUST MOVE IN
- AMPLE OFF ROAD PARKING
- CLOSE TO AN ARRAY OF AMENITIES
- SPACIOUS DIMENSIONS THROUGHOUT
- LOW MAINTENANCE GARDEN
- LOVELY LOCATION
- CONSERVATORY
- COUNCIL TAX C

Tel: 0114 257 8999

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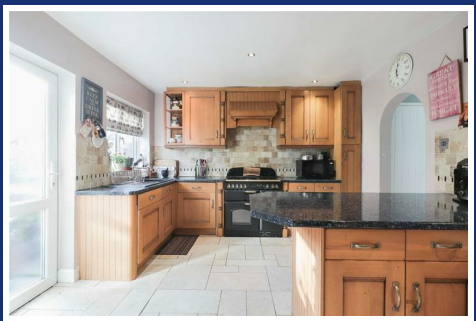

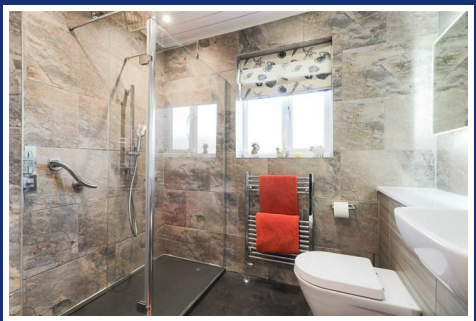

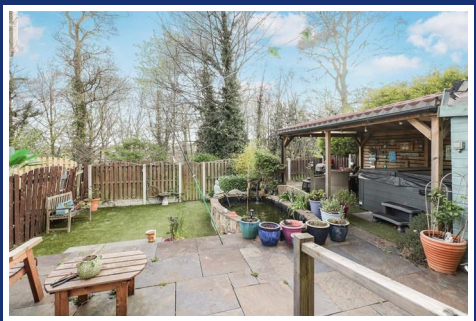

GUIDE PRICE £270,000 - £280,000 Nestled in the sought-after area of Chapeltown, Sheffield, this delightful three-bedroom house on Woodburn Drive offers an ideal family home. The property boasts three spacious double bedrooms, providing ample space for relaxation and rest. The heart of the home is undoubtedly the large kitchen diner, perfect for family meals and entertaining guests.

The low-maintenance garden is a lovely feature, offering a private outdoor space where one can unwind or enjoy a summer barbecue without the hassle of extensive upkeep. Inside, the modern bathroom is fitted with stylish fixtures and fittings, ensuring a contemporary feel that complements the overall charm of the home.

Briefly comprising , entrance hallway , downstairs w/c, kitchen /diner, master bedroom, bedroom 2 , bedroom 3 and bathroom.

This property is not only well-located but also designed for comfort and convenience, making it a fantastic opportunity for those looking to settle in a desirable estate. Whether you are a growing family or simply seeking more space, this house is sure to meet your needs. Don't miss the chance to make this wonderful property your new home.

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ENTRANCE HALLWAY

Through a glazed uPVC door leads into a roomy entrance hall making a great impression on any guest and offering plenty of cloakroom space comprising tiled flooring, wall mounted radiator and storage cupboard .

LIVING ROOM

14'1 x 12'6 (4.29m x 3.81m)

A living area drenched in natural light through a front facing bay uPVC window, also boasting a traditional fire surround with gas fire giving a great focal point to the room and cosy feel in the wintry months wall mounted radiators and aerial point.

KITCHEN/ DINER

19'6 x 11'5 (5.94m x 3.48m)

An impressive, country style kitchen, offering an array of wood wall and base units providing plenty of storage space, contrasting black mottles effect worktop, black composite sink and drainer with chrome mixer tap, integrated under counter space and plumbing for a washing machine and dish washer, black range master 5 ring gas hob built in extractor above, tiled cream flooring, uPVC window overlooking the garden, uPVC frosted door, kitchen slows seamlessly through to dining room creating a great social space or family hub.

CONSERVATORY

9'0 x 8'2 (2.74m x 2.49m)

A great addition to any household, this generously sized uPVC conservatory offers plenty of extra living space to use as you wish and allows you to enjoy the garden all year round, comprising ceiling fan light, laminate flooring, wall mounted radiator and door leading directly out onto the garden.

DOWNSTAIRS W/C

A handy addition to any busy household, comprising laminate flooring, extractor, spot lights , white vanity with inset sink, chrome mixer tap, low flush WC.

MASTER BEDROOM

13'0 x 11'1 (3.96m x 3.38m)

An elegant and spacious master bedroom comprising wall mounted radiator, BT point and uPVC window to the front.

BEDROOM 2

12'3 x 10'2 (3.73m x 3.10m)

A further large double bedroom comprising built in light wardrobes, desk and draws, wall mounted radiator.

BEDROOM 3

9'3 x8'11 (2.82m x2.72m)

Currently a home office but could be a large single bedroom or nursery if desired, comprising wall mounted radiator and rear facing uPVC window.

BATHROOM

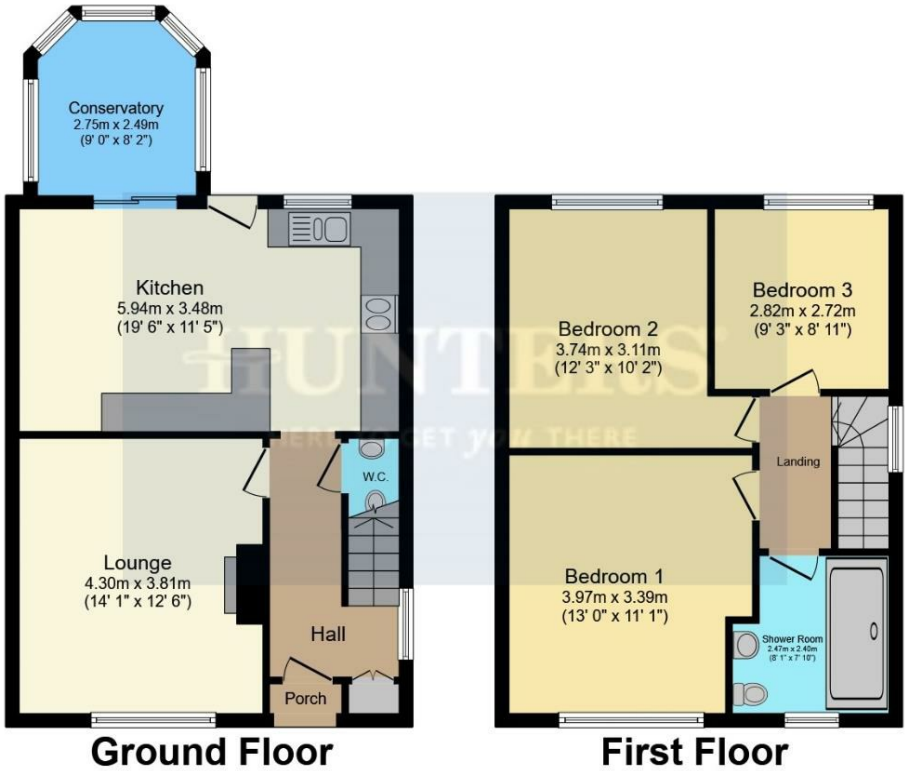
8'1 x 7'10 (2.46m x 2.39m)

A contemporary family bathroom, fully tiled in brown stone effect tiles, comprising walk in shower with chrome drench shower, built in ash wood vanity unit with inset sink with waterfall tap, led & Bluetooth wall mounted mirror low flush WC, wall mounted chrome heated towel rail, built in storage cupboard , inset spots and frosted uPVC window.

EXTERIOR

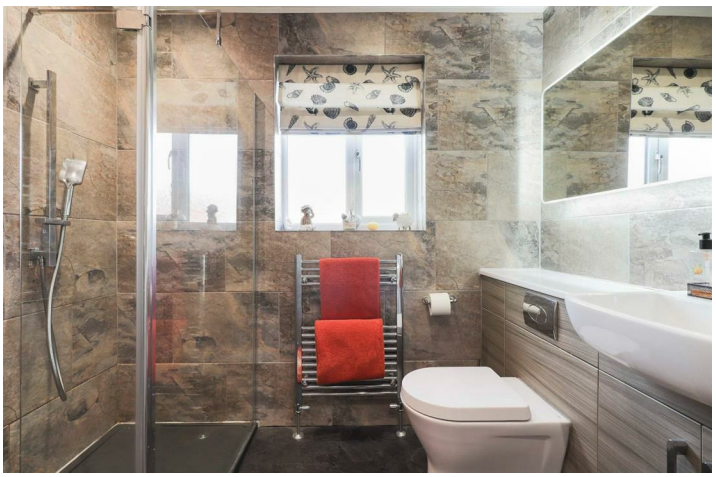
The front of the property hosts low maintenance driveway providing much sought after off road parking. To the rear of the property is a fully enclosed, low maintenance, well landscaped, sun drenched garden, the garden is then laid with low-maintenance, durable, pet/child-friendly, long-lasting artificial grass , shed, security lighting, electrics, gazebo which would be ideal place for a hot tub or seating area, raised patio area great for entertaining in the summer months also comprising outdoor tap and security lighting.

Floorplan

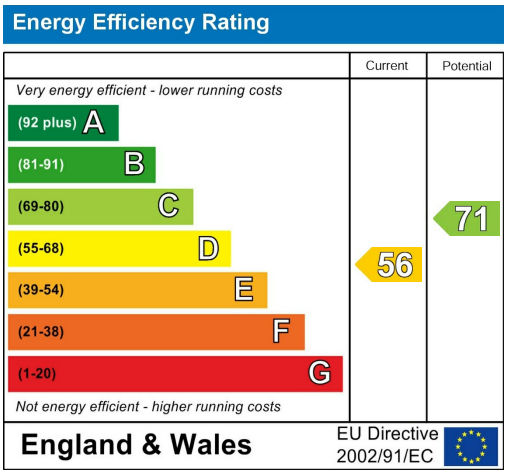


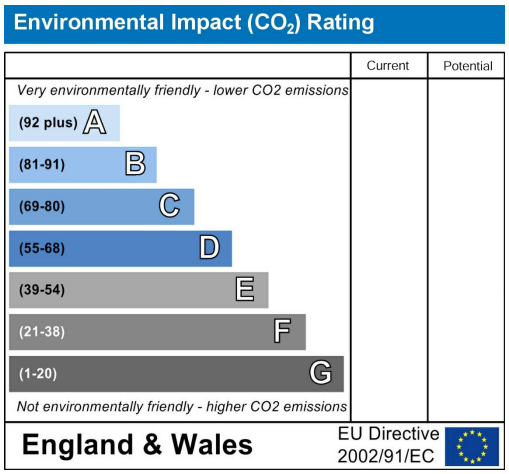
Total floor area 100.6 sq.m. (1,083 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



Energy Efficiency Graph

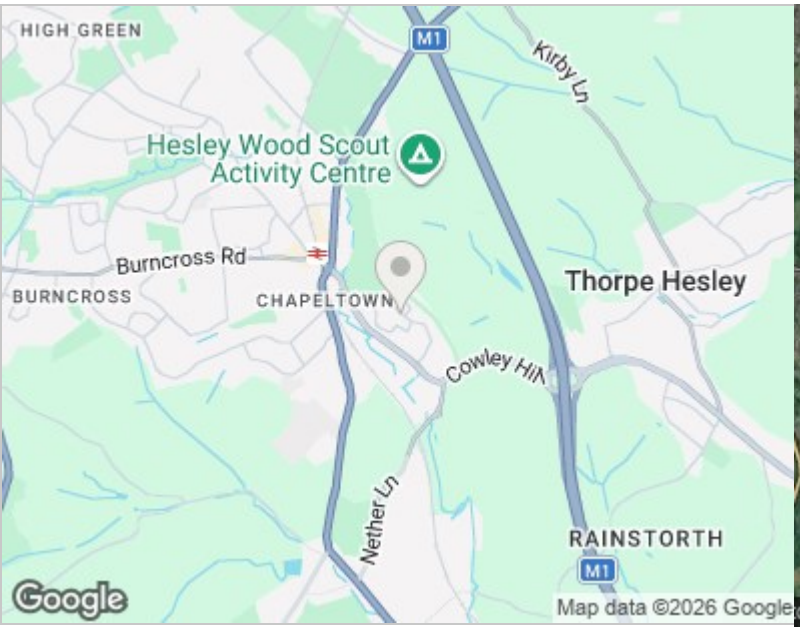




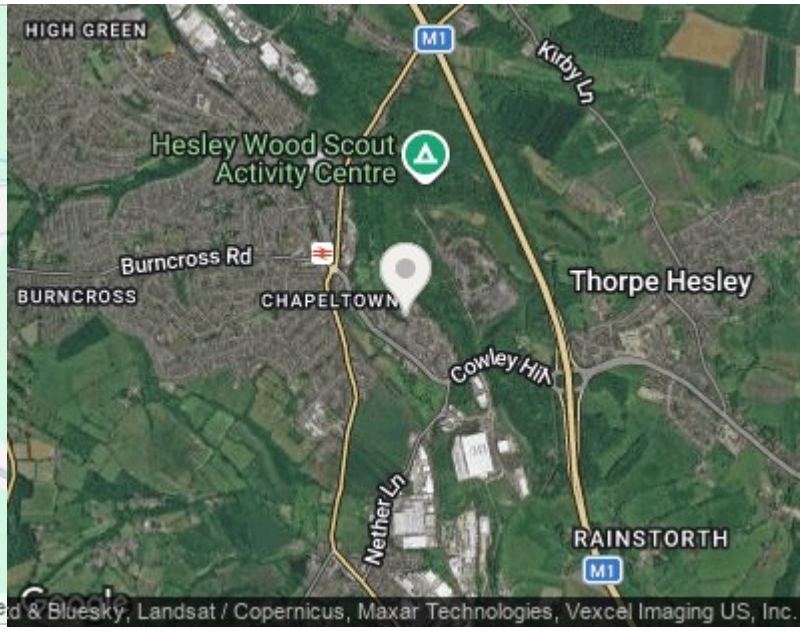
Viewing

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



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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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The Property Ombudsman