



**Derwent Drive, Chapeltown Sheffield S35 2QJ**

**welcome to**

**Derwent Drive, Chapeltown Sheffield**

£250,000-£260,000 - IS THIS THE ONE? - This beautifully presented three bedroom detached offers the ideal purchase for the family buyer. Boasting spacious accommodation throughout with a drive & garage providing off road parking and rear garden...CALL NOW!!!



**Entrance Porch**

Having a front facing double glazed door, two side facing double glazed windows & a radiator.

**Lounge**

Having a front facing double glazed window, a radiator & a built in storage cupboard.

**Dining Room**

Having rear facing double glazed French doors & a radiator.

**Kitchen**

Fitted with wall & base units housing the integrated hob & double oven with worktops housing the sink & drainer. Having a side facing double glazed window & spotlights to the ceiling.

**Landing**

Having a side facing double glazed window.

**Bedroom One**

Having a front facing double glazed window & a radiator.

**Bedroom Two**

Having a rear facing double glazed window, a radiator & loft hatch.

**Bedroom Three**

Having a front facing double glazed window, a radiator & a built in storage cupboard.

**Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window & a heated towel rail.

**Outside**

To the front of the property is a driveway providing off road parking for four cars & benefiting from an EV charging point.

To the rear is an artificial lawned garden with a patio area & decking all enclosed with fencing.

**Detached Garage**

A generous sized garage fitted with an electric door.



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## Derwent Drive, Chapeltown Sheffield

- Three bedroom detached property
- Well presented & spacious throughout
- Ideal family purchase
- Drive & garage providing off road parking
- Rear garden & patio

Tenure: Leasehold EPC Rating: Awaiting

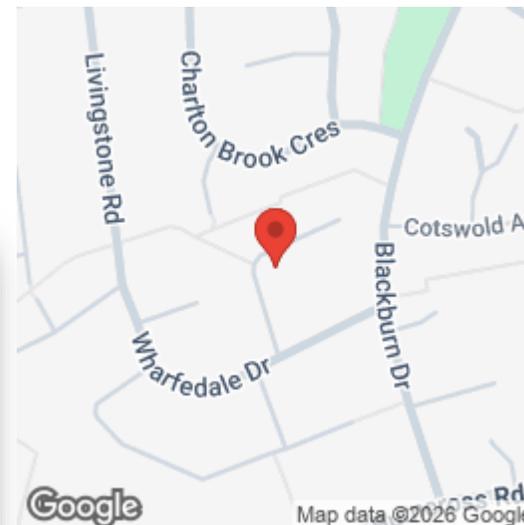
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117070 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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