



49 Reaper Crescent

High Green, Sheffield, S35 3FH

Offers In The Region Of £250,000



RARE OPPORTUNITY – THREE-BEDROOM SEMI-DETACHED HOME IN A SOUGHT-AFTER CHAPELTOWN LOCATION!

Situated on the ever-popular Reaper Crescent in Chapeltown, this attractive three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to settle in a desirable location. Properties in this area rarely become available, making this a wonderful opportunity not to be missed!

The property offers spacious accommodation throughout and is ready to move straight into. Highlights include a generous driveway providing ample off-road parking, leading to a garage, along with a sunroom extension offering valuable additional living space.

To the rear, the property boasts a low-maintenance garden featuring artificial grass and a dedicated seating area, ideal for relaxing, entertaining family and friends, or enjoying the warmer months.

Early viewing is highly recommended to fully appreciate the space, location and lifestyle this lovely home has to offer. Contact us today to arrange your viewing!



GROUND FLOOR

FRONT PORCH

The entrance porch provides useful additional storage space, with room for coats and shoes, helping to keep the main living areas neat and tidy.

LOUNGE/DINING

A spacious through lounge/diner offering ample room for both relaxing and entertaining. The room features a stylish media wall with a feature fireplace, creating an attractive focal point. A front-facing double-glazed window allows plenty of natural light to flow through the space, while there is ample room for a range of living and dining furniture. Further benefits include a radiator and French doors leading into the sunroom, seamlessly connecting the living space with the rear garden.

KITCHEN

A well-appointed dual-aspect kitchen positioned to the rear of the property, featuring an excellent range of wall and base units complemented by attractive wooden worktops. The kitchen is equipped with a range cooker and extractor hood, a one bowl sink with boiling tap, space for a fridge/freezer, and plumbing for both a dishwasher and washing machine. A side external door gives access to the garden.

SUNROOM

A delightful sunroom providing a lovely space to relax and unwind, with French doors opening out onto the garden and convenient access from the dining area, creating a seamless connection between indoor and outdoor living.

FIRST FLOOR

LANDING

Provides access to the loft via a pull-down ladder, with the loft being fully boarded to offer excellent additional storage space.

BEDROOM ONE

A generously proportioned master bedroom enjoying a front-facing aspect, allowing for plenty of natural light. The room boasts fitted wardrobes, providing an excellent amount of hanging and storage space.

BEDROOM TWO

A well-proportioned rear-facing double bedroom, offering ample space for bedroom furnishings and the flexibility to incorporate your own storage solutions to suit your needs.

BEDROOM THREE

A front-facing third bedroom, ideal for use as a single bedroom, nursery or home office, with space to incorporate your own storage solutions to suit your needs.

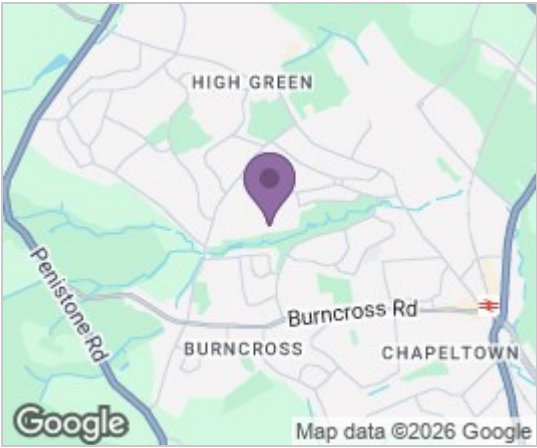
BATHROOM

The bathroom comprises a white suite, including a bath with an electric shower and glass shower screen, a low-flush WC and a pedestal wash hand basin. A rear-facing window provides natural light and ventilation.

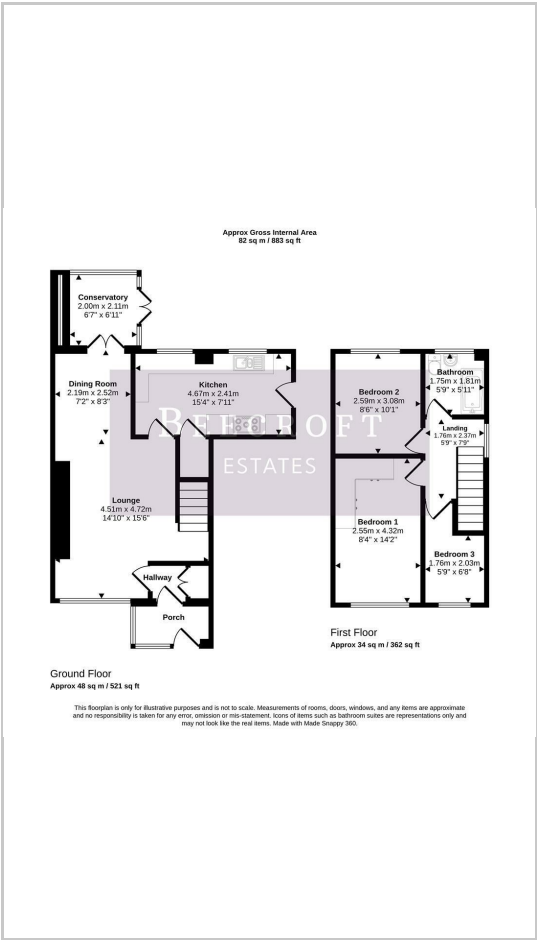
EXTERNALLY

Greeting you to the property is a generous driveway, providing ample off-road parking and enclosed by wrought iron gates. To the rear, a delightful private garden offers a low-maintenance outdoor space, featuring an attractive stone patio and artificial grass, ideal for relaxing and entertaining.

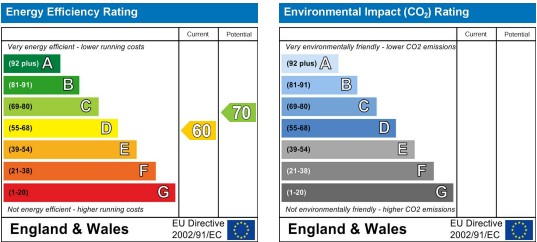
Area Map



Floor Plans



Energy Efficiency Graph



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