





232 WALES ROAD

SHEFFIELD, S26 5RE

£500,000

FREEHOLD

LOOKING FOR SOMETHING SPACIOUS, SECLUDED IN A SOUGHT AFTER AREA - THIS IS THE ONE FOR YOU Offered for sale with NO ONWARD CHAIN, this spacious and well-positioned four bedroomed detached bungalow occupies a secluded and sought-after location in the heart of Wales, Sheffield. The property benefits from a block-paved driveway providing off-road parking, together with generous gardens to the front, side and rear, offering a good degree of privacy. Ideally situated for access to the motorway network and within convenient reach of local amenities and school catchment areas. The accommodation briefly comprises a welcoming entrance hall featuring attractive parquet flooring, leading to a spacious lounge/diner, providing an ideal space for both relaxing and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, complemented by a glass-fronted display cabinet.There are three well-proportioned bedrooms to the ground floor,, a family bathroom and a separate shower room. Stairs rise to the first floor bedroom which has four skylight windows allowing extra natural light. Externally, the property really comes into its own, with established gardens to the front, side and rear, along with a patio area, perfect for outdoor dining and entertaining. Two garden sheds are also included in the sale. A fantastic opportunity to purchase a spacious detached bungalow in a desirable and peaceful location, offering versatile accommodation, generous outdoor space and the added benefit of no onward chain.Early viewing is highly recommended to fully appreciate the space, setting and potential this property has to offer.

Sue Furniss

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• Offered For Sale With No Chain • Close To Local Amenities • Convenient For The Motorway Network • Standing On A Good Sized Plot • Four Bedroomed Detached Bungalow • Block Paved Driveway • School Catchment • Two Bathrooms • Close To Open Countryside • BOOK A VIEWING NOW - DO NOT MISS OUT





Entrance Porch

Front door leads into the entrance porch, having useful storage cupboard perfect for coats and shoes, new composite door which leads onto the rear garden and patio area. Windows to the side and rear allowing extra natural light and tiled flooring. Central heating radiator.

Bedroom Three (Annex)

A door from the entrance porch leads into bedroom three which is perfect space for a teenager/guests or could be used as an office if required. There are windows to the front and rear elevation and two central heating radiators. Coving to the ceiling. A door leads into the en suite facilities.

En Suite Shower Room

Briefly comprising of shower cubicle, low flush WC and wash hand basin. The walls are half tiled, tiled flooring, towel rail and having a central heating radiator.

Kitchen

This spacious kitchen has a range of wall and base units with complimentary work surfaces over. There is a wall mounted glass display cabinet, stainless steel sink unit with mixer tap and window overlooking the side of the property. There are two central heating radiators and a walk-in pantry perfect for storing herbs, spices and other food items. There is coving to the ceiling, spot lights and two further storage cupboards.Tiled flooring.

Lounge

This lounge diner is spacious, the focal point of the room being the wooden Adam style fireplace with fire inset. There are two decorative ceiling roses, coving to the ceiling and three central heating radiators. There is a bay window which overlooks the side elevation and a further window overlooking the front elevation and front garden area.

Side Entrance Hall

A door leads into the entrance hall which leads to all ground floor accommodation. The spacious hallway has parquet flooring, coving to the ceiling, ceiling rose, and central heating radiator. An archway leads through to further bedrooms, also having parquet flooring, window overlooking the front and useful storage cupboard. Further walk in storage cupboard.

Master Bedroom

This master bedroom is fitted with a comprehensive range of fitted bedroom furniture. There are a range of built in wardrobes, drawers and dressing table with mirror and storage above. A window overlooks the side elevation, ceiling rose, coving and central heating radiator with radiator cover. There is a useful walk-in-wardrobe.

Bedroom Two

With window overlooking the rear garden, deep coving, two central heating radiators and having built in wardrobes.

Family Bathroom

Briefly comprising of panelled bath, built in shower cubicle, wash hand basin and low flush WC. The walls are half tiled, laminate flooring and useful storage cupboard. Central heating radiator.

First Floor

Stairs rise to the first floor additional room/loft space which is currently dressed as a bedroom.

Bedroom Four

Stairs rise to the fourth bedroom, having Oak balustrade and hand rail. Alongside the bedroom, the loft conversion also benefits from the space for a lounge/office area. There are four skylight windows allowing extra natural light to this room. There is plenty of eaves storage space, There is an also a further door that leads into the walk in dressing room which also has ample storage space. Another door then leads into the loft space which is perfect for storing things.

Front, Side and Rear Garden

To the front of the property is a gate providing access onto the driveway. The block paved driveway has ample off road parking. There is a low maintenance garden to the front with mature trees and bushes. There is a composite fence to the left hand side of the property which adds the extra privacy. To the side of the property from the entrance hall, there is a patio area which is perfect for entertaining and in the Summer having your morning coffee. To the rear there is a further patio area, decked area, two sheds and a sun house. The rear garden enjoys a number of appealing features, including an attractive, purpose-designed timber cover over the former fish pond, creating a practical and family-friendly outdoor space. A particularly charming feature is the small ornamental stream, which can be switched on and off, providing the soothing sound of gently flowing water - a lovely addition to enjoy during the warmer summer months.

To the rear corner of the garden is a useful storage shed, which benefits from a renewed felt roof fitted approximately 18 months ago. The property is set on this excellent plot and perfect for everyone.

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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band D

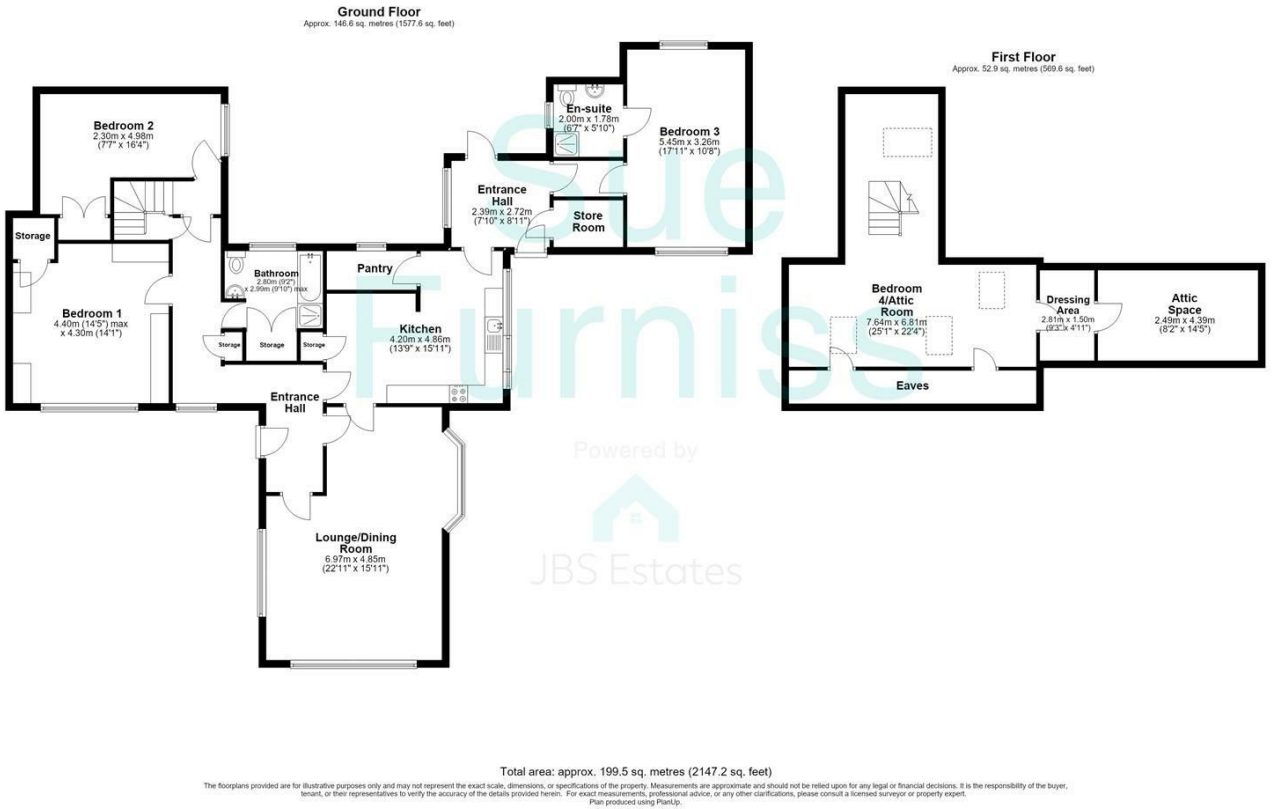
Viewings – By Appointment Only

Floor Area – 2147.20 sq ft

Tenure – Freehold



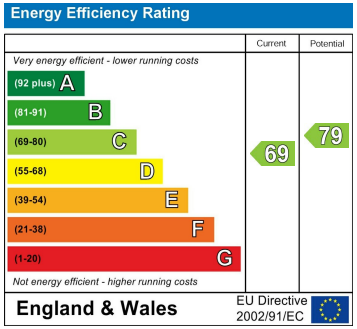




Total area: approx. 199.5 sq. metres (2147.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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