



Maple Place

Chapelton, Sheffield, S35 1QW

Guide Price £325,000 - £340,000

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- EXTENDED 4/5 BED SEMI DETACHED
- EPITOME OF OPEN PLAN LIVING
- CONVERTED GARAGE
- SIZEABLE DRIVEWAY
- CLOSE TO AN ARRAY OF AMENITIES
- STUNNING INTERIOR
- STYLISH KITCHEN AND BATHROOM
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND B

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GUIDE PRICE £325,000 - £340,000! Nestled in the charming area of Maple Place, Chapelton, Sheffield, this exquisite 4/5 semi-detached house offers a perfect blend of modern living and stylish design. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking comfort and convenience.

Located close to an array of amenities including the local train station, surrounded by reputable outstanding schools, minutes away from the M1 making commuting a breeze and with direct roads leading to Sheffield Centre, Rotherham and Barnsley.

The heart of this home is undoubtedly the contemporary open-plan kitchen and dining area, which boasts sleek finishes and a layout that encourages social interaction, whilst leading seamlessly into a stylish living area. The open-plan living arrangement downstairs creates a seamless flow, making it perfect for both everyday living and hosting gatherings.

The property has been thoughtfully extended, including a converted garage that now serves as a utility room and an additional versatile space that can be tailored to your needs. The bathrooms are designed with modern aesthetics in mind, ensuring a touch of luxury in your daily routine.

Outside, the property features an extensive driveway, providing convenient off-road parking. The rear garden is a true highlight, beautifully landscaped and designed for low maintenance, allowing you to enjoy outdoor space without the hassle of extensive upkeep.

Briefly comprising entrance porch, open plan kitchen/diner, living room, utility room, bedroom 5, upstairs a master bedroom with ensuite, three further good sized bedrooms and bathroom.

This stunning semi-detached home in Chapelton is not just a property; it is a lifestyle choice that combines elegance, functionality, and a welcoming atmosphere. Whether you are looking to settle down or invest, this home is sure to impress. Book your viewing today!

PORCH

Through a glazed composite door leads into a roomy entrance hall, already exuding style and making a great impression on any guest, comprising solid wood flooring, wall mounted radiator, wood panelling, uPVC windows and glazed composite door leading directly into the Kitchen/Diner.

KITCHEN/DINER

23'4" x 15'1" (7.13 x 4.62)

A superb, sleek open plan kitchen/diner, the perfect spot for socialising or a great family hub, hosting an array of matt black wall and base units providing plenty of storage space, contrasting luxurious white quartz work surfaces, matching island/breakfast bar, inset sink with carved drainer and matt black mixer tap, inset 4 ring electric hob with extractor above, integrated oven and grill, space for an American sized fridge/freezer, laminate flooring, 2 uPVC windows, wall mounted vertical chrome radiator, door leading to a built in storage cupboard, stairs rising to the first floor and uPVC French doors opening directly out onto the patio.

LIVING ROOM

15'7" x 11'9" (4.77 x 3.6)

The dining area opens out seamlessly into this stylish living room boasting characterful wood panelling, aerial point, telephone point, laminate flooring, wall mounted radiator, uPVC window and door leading into the kitchen.

UTILITY ROOM

9'2" x 6'6" (2.8 x 2)

A handy additional space hosting an array of white gloss wall and base units, contrasting grey work surfaces, inset stainless steel sink and drainer, plumbing for washing machine and dryer, space for a further tall fridge/freezer and wall mounted radiator.

BEDROOM 5/HOME OFFICE

9'2" x 7'10" (2.8 x 2.4)

A great extra space created from converting the original garage, could be used as a bedroom, playroom, games room or a home office, comprising wall mounted radiator, wall mounted combi boiler, uPVC window and uPVC door leading straight into the garden.

MASTER BEDROOM

15'1" x 11'9" (4.6 x 3.6)

An impressive, sumptuous master bedroom boasting an array of fitted cream wardrobes/drawers offering that extra storage space we all crave, feature wood panelling, aerial point, wall mounted radiator and two uPVC windows to both front and rear aspect drenching the room in natural light and boasting views for miles and miles.

ENSUITE

7'10" x 5'2" (2.4 x 1.6)

A generously sized ensuite shower room, comprising large corner shower cubicle, low flush WC, pedestal sink, grey matt wall mounted radiator, extractor fan and uPVC frosted window.

BEDROOM 2

12'1" x 11'9" (at widest points) (3.7 x 3.6 (at widest points))

A beautifully presented, elegant double bedroom comprising large built in storage cupboard that also houses the loft hatch leading to a partially boarded loft, aerial point, wall mounted radiator and uPVC front facing window.

BEDROOM 3

11'1" x 9'0" (3.4 x 2.75)

A sizeable third double bedroom hosting aerial point, wall mounted radiator and rear facing uPVC window.

BEDROOM 4

9'2" x 7'10" (2.8 x 2.4)

A great bedroom, nursery or office, boasting fitted white wardrobes, also comprising wall mounted radiator and front facing uPVC window.

BATHROOM

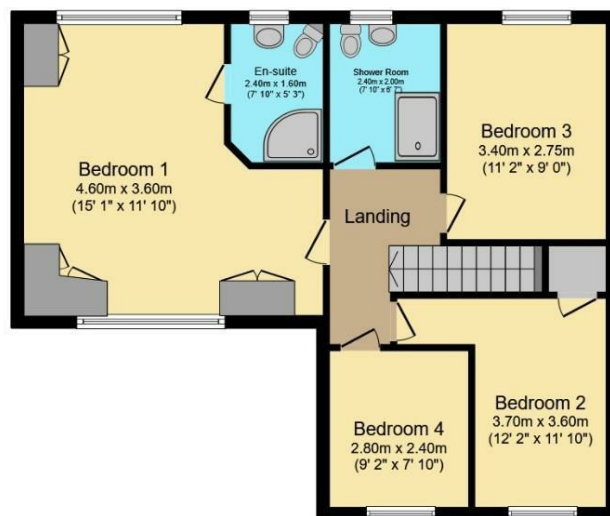
7'10" x 6'6" (2.4 x 2)

A striking, contemporary bathroom, fully tiled in marble effect tiling, hosting a large on trend matt black and glass shower cubicle with lavish drench shower over, white gloss vanity unit with inset sink with matt black mixer, low flush WC, matt black radiator, inset spots, extractor fan and frosted uPVC window.

EXTERIOR

The front of the property boasts great kerb appeal, with a sweeping block paved driveway offering off road parking for at least 4 cars comfortably, a low maintenance wood chipped corner hosts established plants and shrubs adding splashes of colour, all topped off with outdoor lighting including spotlights. To the rear of the property is a low maintenance, sun drenched, well landscaped garden hosting an extensive Indian stone patio perfect for entertaining in the summer months, a neat; slightly raised artificial lawn, outdoor lighting and outdoor hot and cold taps.

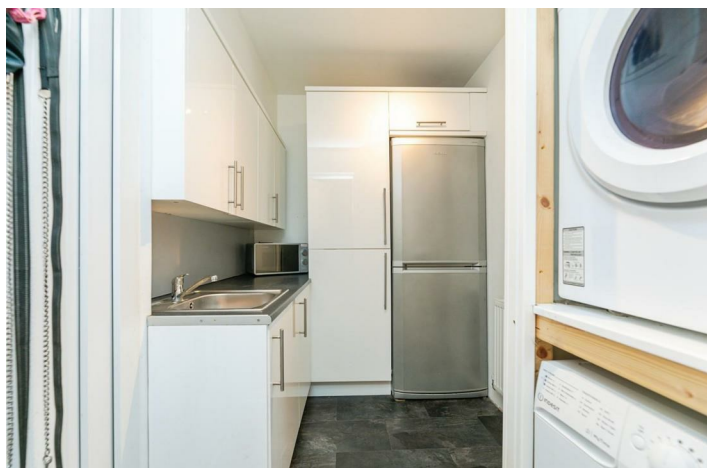
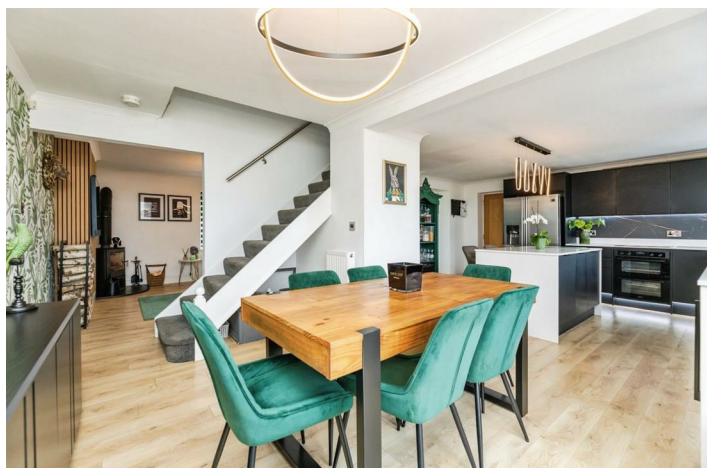
Floorplan

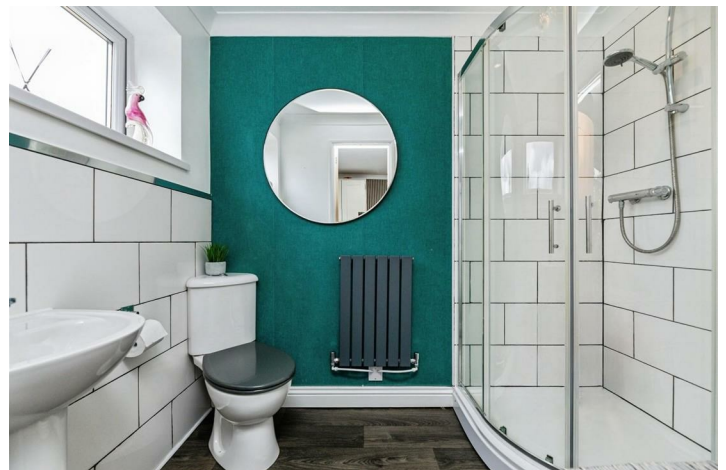


Total floor area: 137.5 sq.m. (1,481 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io

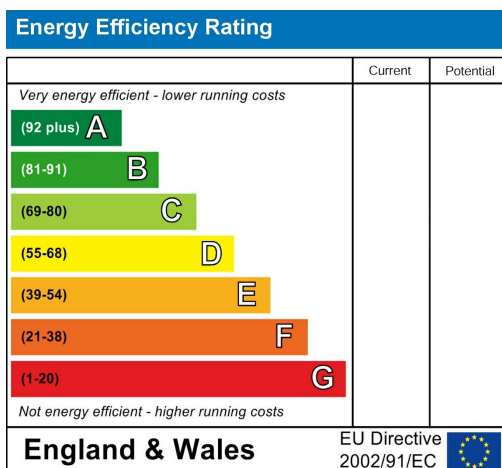
HUNTERS







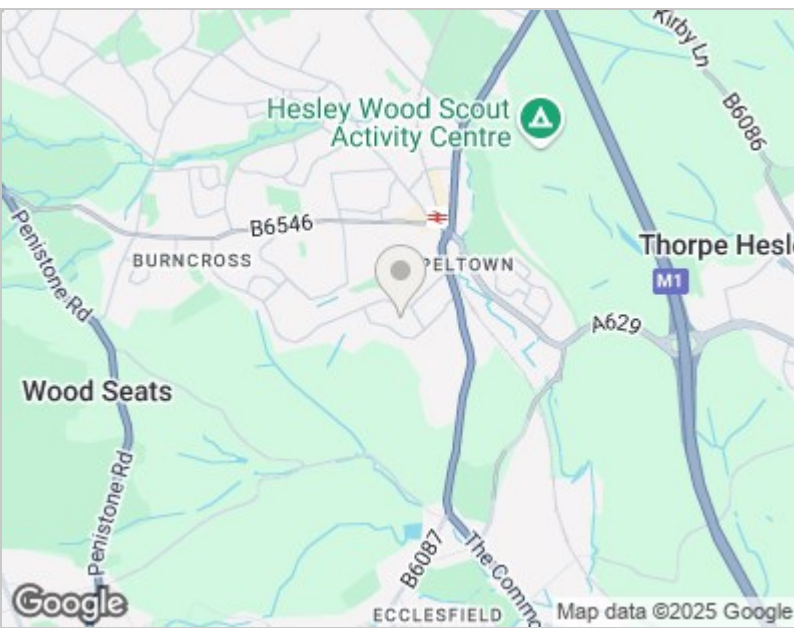
Energy Efficiency Graph



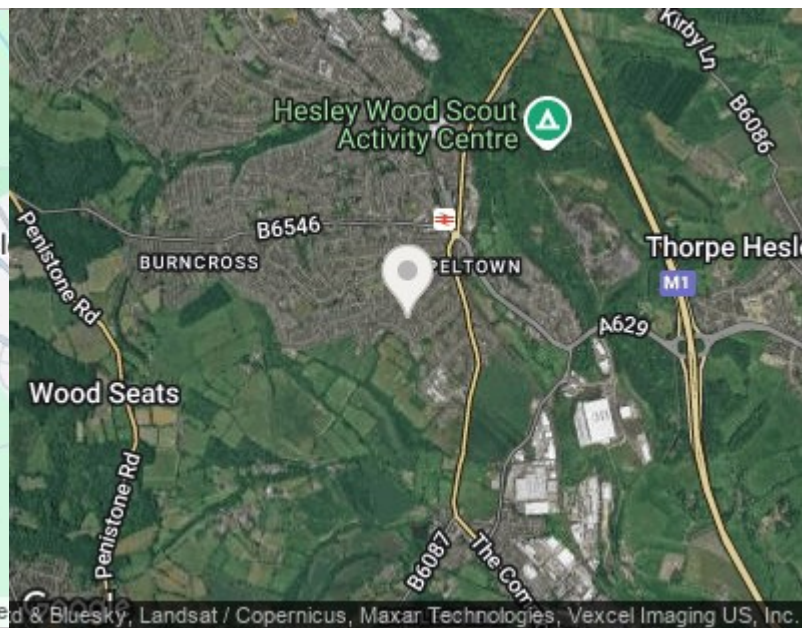
Viewing

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





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.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

