



## Oak Lodge Road

High Green, Sheffield, S35 4QA

Offers In The Region Of £270,000

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- 3/4 BED EXTENDED SEMI DETACHED
- PLENTY OF LIVING SPACE
- IN NEED OF MODERNISATION
- SIZEABLE GARDEN
- GOOD COMMUTER LOCATION

- CAN BE RETURNED TO A 4 BED EASILY
- OPEN PLAN FEEL DOWNSTAIRS
- PUT YOUR OWN STAMP ON IT
- SOUGHT AFTER ROAD
- COUNCIL TAX BAND C

# Oak Lodge Road

High Green, Sheffield, S35 4QA

## Offers In The Region Of £270,000



Nestled on the desirable Oak Lodge Road in High Green, Sheffield, this semi-detached house presents an excellent opportunity for families seeking a spacious and adaptable home. With 3 reception rooms and 3/4 bedrooms, the property has been thoughtfully extended, offering a generous living space that flows seamlessly throughout the ground floor. The open-plan design allows for a harmonious connection between the rooms, making it ideal for both entertaining and everyday family life.

Located close to an array of local amenities, surrounded by outstanding schools, a stones throw from the local countryside, minutes away from the M1 and with direct roads leading to Sheffield Centre, Barnsley, Rotherham and Manchester.

For those looking to personalise their living environment, there is ample scope to reconfigure the layout back into a four-bedroom home, ensuring that it can be tailored to meet your family's specific needs and future proofing. While the property is in need of modernisation, this presents a wonderful chance to put your own stamp on it and create a home that reflects your style.

Outside, the property boasts off-road parking, including a driveway and a garage, providing convenience for multiple vehicles. To the rear, you will find a fully enclosed, leafy garden, perfect for children to play in or for enjoying peaceful moments outdoors.

Briefly comprising entrance porch, hall, living room dining area, kitchen, sun room, downstairs WC/Shower room, master bedroom which currently incorporates two bedrooms, two further double bedrooms and bathroom.

This home is situated in a sought-after area, making it an attractive option for those looking to settle in a friendly community. With its potential for transformation and ample living space, this property is not to be missed....book your viewing today!



## ENTRANCE PORCH

Through a glazed composite door leads into a handy porch, a great place for muddy wellies or paws, comprising uPVC windows, lighting and door leading into the entrance hall.

## ENTRANCE HALL

Comprising wall mounted radiator, stairs rising to the first floor and glazed solid wood French doors opening out into the living room.

## LIVING ROOM

14'5" x 12'6" (4.4 x 3.83)

A light and airy living space drenched in natural light through a large front facing uPVC window, hosting a dark wood fireplace with marble surround and modern electric pebble effect fireplace giving a great focal point to the room and cosy feel in the wintry months, also comprising aerial point, telephone point, large under stairs storage cupboard, two wall mounted radiators, built in shelving/cupboards and large archway opening out into the kitchen/diner space.

## DINER

16'4" x 10'9" (5 x 3.30)

A generously sized dining area, the epicentre of the open plan living space, opening out into the kitchen, living room and sun room, creating a great social space or family hub.

## KITCHEN

9'3" x 8'2" (2.82 x 2.5)

A spacious kitchen, offering an array of solid wood wall and base units providing plenty of storage space, wood effect work surfaces, inset stainless steel sink and drainer, inset 5 ring gas hob integrated eye level electric double oven, space for a tall fridge/freezer, under counter space and plumbing for a washing machine and dryer, two uPVC windows, tiled flooring and wall mounted radiator.

## SUN ROOM

12'5" x 8'6" (3.8 x 2.6)

Allowing you to enjoy the outdoors all year round and offering that extra living space you can use as you wish, comprising tiled flooring, ambient wall lights, wall mounted radiator, two floor to ceiling uPVC windows and uPVC sliding doors opening out on to the patio. Door leads to downstairs shower room.

## DOWNSTAIRS WC/ SHOWER ROOM

8'6" x 3'11" (2.6 x 1.21)

A handy addition to any busy household, fully tiled in cream tones, comprising shower cubicle, corner basin, low flush WC, wall mounted radiator and frosted uPVC window.

## BEDROOM 1

15'8" x 8'10" (4.8 x 2.7)

A large master suite, as it does incorporate the original 4th bedroom as a dressing area, boasting an array of fitted dark wood fitted wardrobes/drawers, wall lights, wall mounted radiator, front facing uPVC window and archway opening out into the dressing area.

## BEDROOM 2

25'5" x 9'2" (7.75 x 2.8)

An impressive bedroom created from the extension, currently used as a home office and music room, flooded in natural light through uPVC windows to 3 aspects, three wall mounted radiators, wall lighting and laminate flooring is currently laid in the office area.

## DRESSING ROOM/BED 4

11'5" x 6'6" (3.5 x 2)

Originally the fourth bedroom, a stud wall can be re-erected and the door from the landing can be re-instated if you desire a fourth single bedroom, home office or nursery maybe, comprising uPVC window, wall mounted radiator and built in desk area.

## BEDROOM 3

9'10" x 9'3" (3 x 2.84)

A well presented, third double, boasting a built in storage cupboard, wall mounted radiator and rear facing uPVC window.

## BATHROOM

6'3" x 5'6" (1.91 x 1.7)

A fully tiled bathroom comprising bath, ceramic sink, low flush WC, wall mounted radiator and frosted uPVC window.

## GARAGE

18'0" x 8'2" (5.5 x 2.5)

Offering secure parking or that extra storage space we all crave, comprising up and over door, wall mounted Combi boiler, cold water tap, two wall mounted radiator, built in work benches, lighting and sockets.

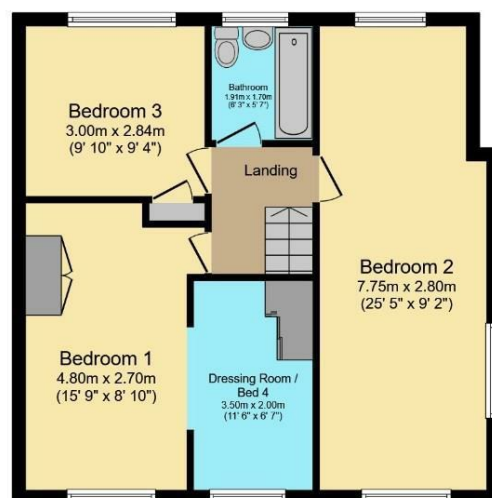
## EXTERIOR

To the rear of the property is a sizeable, sun drenched, leafy garden boasting an extensive slabbed patio perfect for entertaining in the summer months, a sizeable neat lawn, sunken patio for chasing the sun or the shade throughout the day at the bottom of the garden, wooden playhouse that may need some TLC, well stocked borders and established trees including 2 heavily laden apple trees adding to the privacy. The front of the property boasts great kerb appeal with a well manicured lawn and driveway providing off road parking, scope here to create a larger driveway if desired.

## Floorplan



**Ground Floor**  
Floor area 76.6 sq.m. (825 sq.ft.)



**First Floor**  
Floor area 58.9 sq.m. (634 sq.ft.)

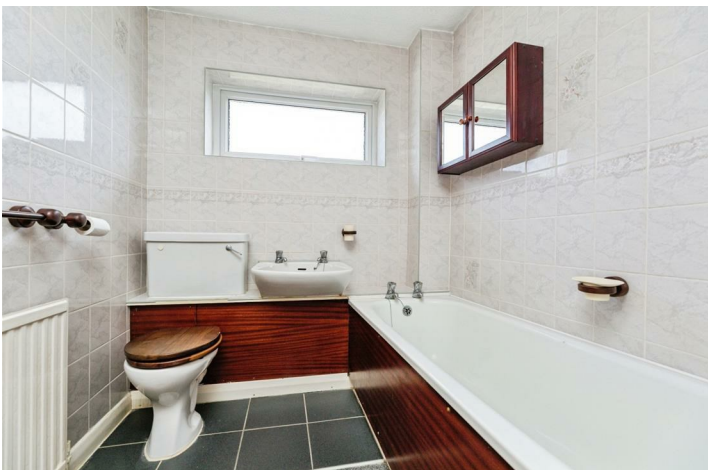
Total floor area: 135.5 sq.m. (1,459 sq.ft.)

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](http://www.Propertybox.io)

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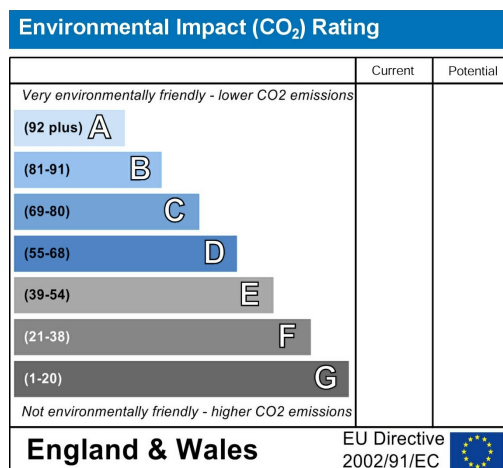
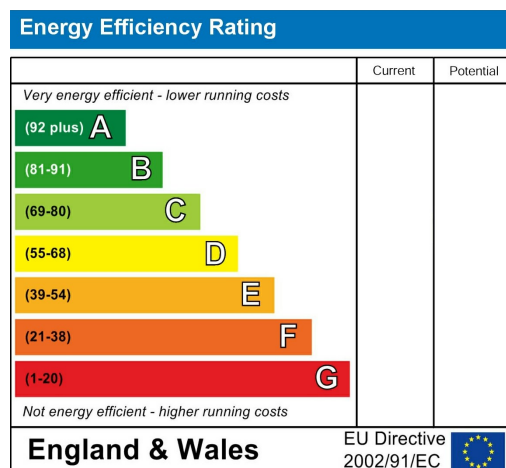








## Energy Efficiency Graph

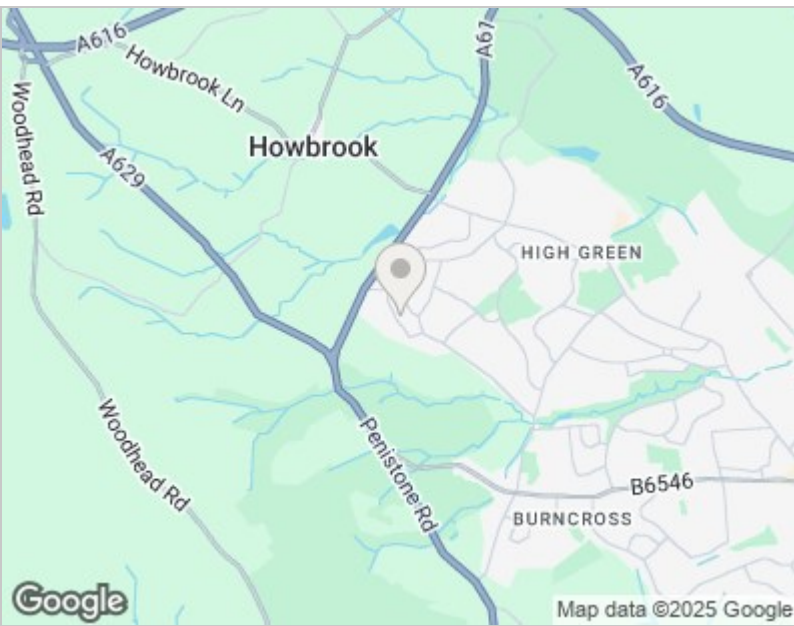


## Viewing

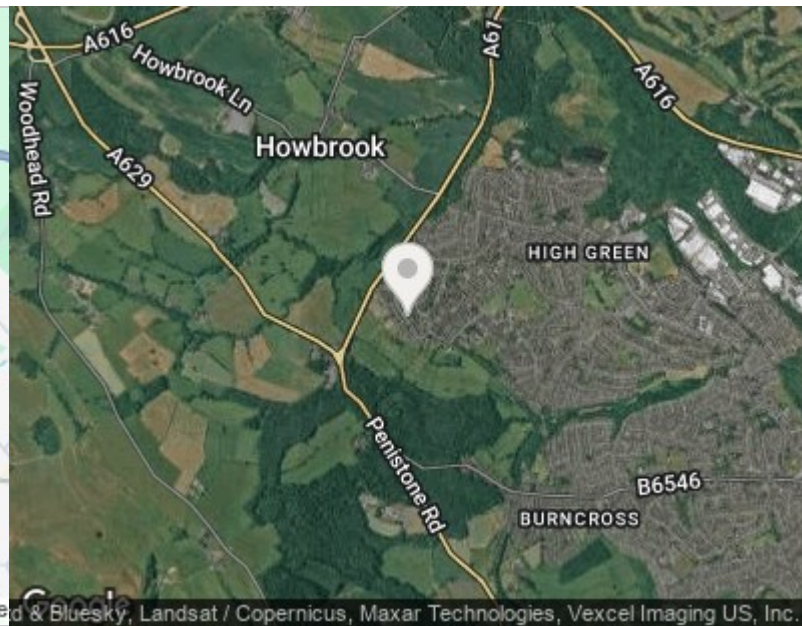
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



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.

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