

# HUNTERS<sup>®</sup>

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## Brook Lane

Grenoside, Sheffield, S35 8NF

Guide Price £325,000



- 4 BED SEMI DETACHED
- PLENTY OF LIVING SPACE WITH SCOPE TO RECONFIGURE
- IMPRESSIVE BATHROOM
- BEAUTIFUL TIERED GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- IMMACULATE THROUGHOUT
- EXTENDED
- TASTEFUL DECOR THROUGHOUT
- AMPLE OFF ROAD PARKING PLUS GARAGE
- GOOD COMMUTER LOCATION

Tel: 0114 257 8999

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GUIDE PRICE £325,000 - £350,000. Nestled in the charming area of Grenoside, Sheffield, this immaculate 4 bed semi-detached house on Brook Lane offers a delightful blend of comfort and potential. With an elevated position, the property boasts stunning views to the rear, providing a serene backdrop for everyday living.

Located on the periphery of the local park, walking distance to an array of amenities, surrounded by reputable schools, serviced by good bus routes, minutes away from the M1 and with direct roads leading to Sheffield Centre, Barnsley and Rotherham.

Inside, you will find two spacious reception rooms that create an inviting atmosphere, perfect for both relaxation and entertaining. The house features three well-proportioned bedrooms and further 4th single bedroom or home office, offering ample space for families or those seeking to work from home. The impressive bathroom has been thoughtfully designed, ensuring a touch of luxury in your daily routine. The well landscaped, colourful garden offers a great tranquil space to sit out on an evening or entertain in the summer months.

One of the standout features of this property is the option to reconfigure the layout to suit your personal needs. The extension provides the possibility of creating an additional living space below or there is an option to create a large open plan kitchen/diner if desired, making it an ideal choice for growing families or those who desire extra space.

Briefly comprising entrance hall, living room, dining room, kitchen, sun room, four bedrooms, bathroom and detached single garage.

This home is not only immaculate throughout but also presents a wonderful opportunity to personalise and enhance further. With its desirable location and versatile living spaces, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home....book your viewing today!



## LIVING ROOM

14'6" x 14'5" (4.42 x 4.4)

A stylish living space flooded in natural light through a large uPVC bay window, boasting a contemporary inset electric fire giving a great focal point to the room and cosy feel in the wintry months, also comprising ambient wall lights, wall mounted radiator, aerial point and characterful picture rails with high ceilings.

## DINING ROOM

16'11" x 14'6" (5.18 x 4.42)

A spacious dining area, with the option to open up into the kitchen adjacent if desired or keep it separate, the dining room comprises laminate flooring, wall mounted radiator, door leading to a large under stairs storage cupboard that also houses the Combi boiler, side entrance and uPVC sliding doors opening out into the sun room creating a great social space or family hub.

## KITCHEN

11'9" x 7'2" (3.6 x 2.2)

A light and airy kitchen offering an array of stone coloured wall and base units providing plenty of storage space, contrasting light wood effect work surfaces, inset one and a half bowl stainless steel sink and drainer with matching mixer tap, inset stainless steel gas hob with extractor above, integrated electric oven and grill, integrated tall fridge/freezer, under counter space and plumbing for a washing machine, inset spots, wall mounted radiator and uPVC window.

## CONSERVATORY

9'10" x 8'3" (3 x 2.53)

A great addition to any home, offering versatile extra living space to use as you wish whilst hosting a great view of the garden and beyond all year round, comprising laminate flooring, modern wall lights, wall mounted radiator, uPVC windows surround with a frosted uPVC door leading directly out onto the back garden.

## LANDING

Comprising loft hatch leading to a partially boarded loft with light and doors leading to all bedrooms and bathroom.

## BEDROOM 1

14'9" x 10'1" (4.5 x 3.08)

An elegant, well presented master bedroom hosting a wall of built in white wardrobes, aerial point, wall mounted radiator and uPVC window.

## BEDROOM 2

11'5" x 10'1" (3.5 x 3.08)

A further good sized double bedroom comprising laminate flooring, aerial point, wall mounted radiator and

a large uPVC window with a fabulous view above the rooftops.

## BEDROOM 3

13'11" x 7'6" (4.25 x 2.30)

The added bedroom thanks to the extension, hosting fitted oak effect wardrobes, laminate flooring, wall mounted radiator, aerial point and front facing uPVC window.

## BEDROOM 4/OFFICE

7'6" x 5'6" (2.3 x 1.7)

A small single bedroom, nursery or great home office, comprising telephone point, wall mounted radiator and front facing uPVC window.

## BATHROOM

14'5" x 8'2" (4.4 x 2.5)

An impressively sized, deluxe bathroom, tiled in serene natural tones, comprising walk in circular glass shower cubicle with luxurious drench shower, separate bath with tap and shower hose, pedestal sink, low flush WC, wall mounted chrome heated towel rail, further wall mounted radiator, extractor fan and two frosted uPVC windows.

## GARAGE

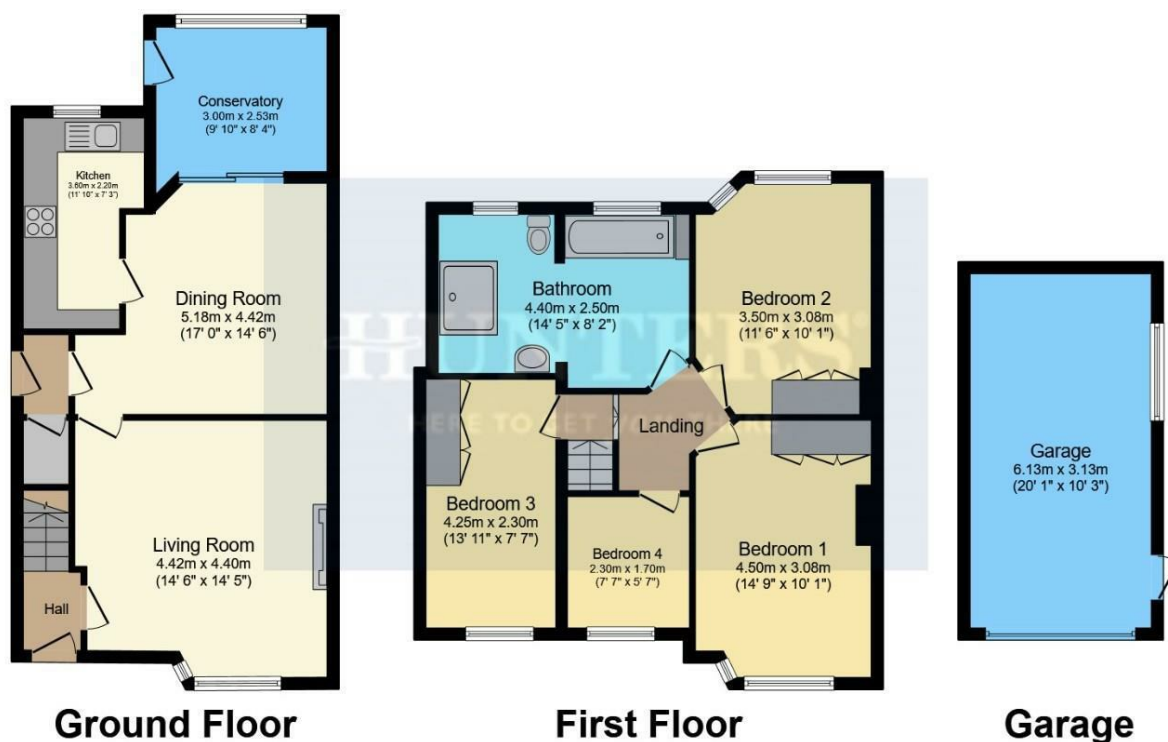
20'1" x 10'3" (6.13 x 3.13)

Offering secure off road parking or that extra storage space we all crave, comprising electric up and over door, lighting, sockets, side door and window.

## EXTERIOR

The front of the property boasts great kerb appeal with a cascading garden comprising of well stocked walled borders adding splashes of colour throughout the year. A block paved driveway leads under the gated car port, providing plenty of off road parking for comfortably 2/3 cars. There is something for everybody in the well landscaped and immaculately kept garden, hosting two neat lawn areas, a sizeable slabbed Indian stone patio and further deck offering a great space to sit out or entertain in the summer months, a tranquil rock fall water fountain, vegetable patch, greenhouse, shed for outdoor storage, sockets and lighting. There are both hot and cold taps outside the house and further sensor lighting under the car port.

## Floorplan



Total floor area 134.6 sq.m. (1,449 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



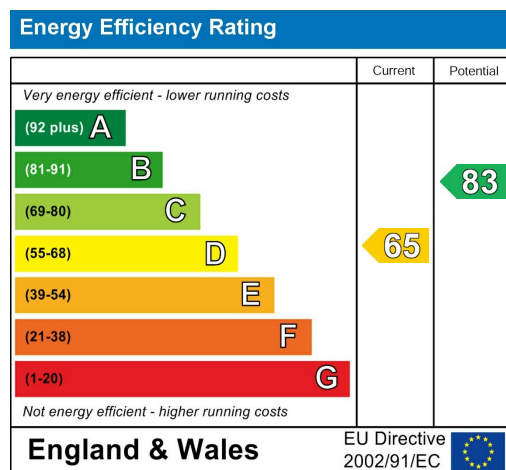








## Energy Efficiency Graph

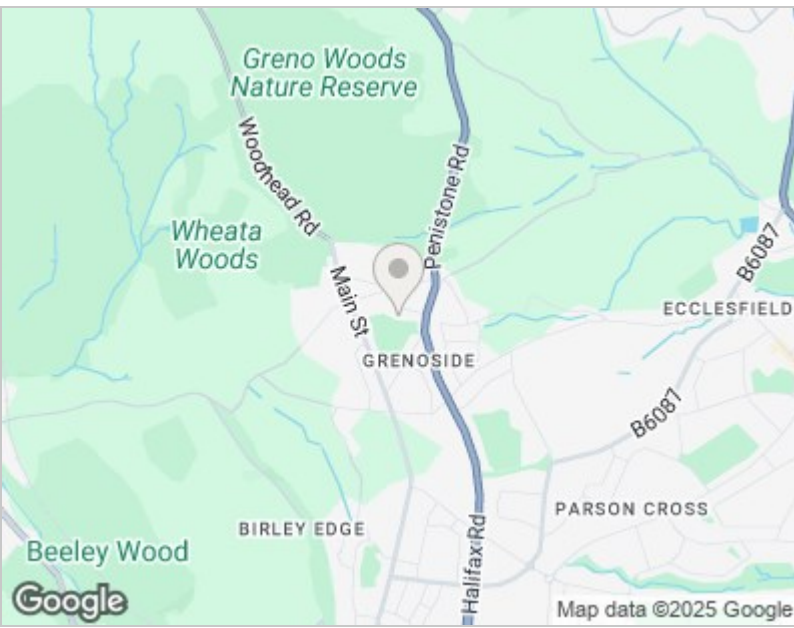


## Viewing

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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