

HUNTERS[®]

HERE TO GET *you* THERE



Burncross Drive

Chapeltown, Sheffield, S35 1DJ

Asking Price £380,000



- 4 BED DETACHED
- CONTEMPORARY KITCHEN AND BATHROOMS
- ADDITIONAL LARGE CONSERVATORY
- WELL LANDSCAPED, LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION
- IMMACULATELY KEPT
- OPEN PLAN KITCHEN DINER
- GENEROUS ROOM SIZED THROUGHOUT
- SOUGHT AFTER SMALL ESTATE
- COUNCIL TAX BAND E

Tel: 0114 257 8999

Burncross Drive

Chapelton, Sheffield, S35 1DJ

Asking Price £380,000



Nestled on the desirable Burncross Drive in Chapelton, Sheffield, this stunning detached house presents an exceptional opportunity for families seeking a spacious and well-appointed home. With four generously sized bedrooms and three modern bathrooms, this property is designed to accommodate both comfort and convenience.

Located on a quiet, sought after cul de sac, within walking distance of an array of amenities, surrounded by outstanding schools, minutes away from the M1 and with direct roads leading to Sheffield Centre, Barnsley and Rotherham.

The immaculately kept interiors boast a neutral decor throughout, providing a perfect canvas for you to add your personal touch. The modern kitchen/diner is a highlight, equipped with contemporary fittings and creating a great family hub or social space.

One of the standout features of this home is the large conservatory, which offers additional living space that can be utilised in a variety of ways, whether as a playroom, a home office, or a relaxing retreat. The well-landscaped, low-maintenance garden complements the property beautifully, providing an ideal outdoor space for entertaining or simply enjoying the fresh air.

Briefly comprising entrance hall, downstairs WC, living room, conservatory, kitchen/diner, master bedroom with ensuite shower room, three further good sized bedrooms, family bathroom and garage.

This home is not only a sanctuary of style and comfort but also a practical choice for modern living. With its generous room sizes and thoughtful layout, it is perfectly suited for family life. Don't miss the chance to make this delightful property your own....book your viewing today!

ENTRANCE HALL

Through a glazed composite door leads into an impressively sized hallway, comprising wall mounted vintage style radiator, inset spotlights, stairs rising to the first floor and a direct door leading into the garage for ease.

DOWNSTAIRS WC

A handy addition to any busy household, fully tiled in monochrome tones, comprising low flush WC, black corner vanity unit with inset sink, chrome wall mounted heated towel rail, inset spot and extractor fan.

LIVING ROOM

15'8" x 12'0" (4.8 x 3.67)

A spacious living area, with a neutral pallet, hosting a contemporary inset wall mounted electric flame effect fire giving a great focal point to the room and cosy feel in the wintry month, inset wall mounted TV, aerial point, wall mounted radiator, uPVC window and uPVC sliding doors leading into the conservatory, creating a great social space.

CONSERVATORY

24'7" x 6'6" (7.5 x 2)

Offering that extra living space to use as you wish and allowing you to enjoy the garden all year round, comprising laminate flooring, ambient wall lights, two wall mounted radiators, fan light, uPVC windows and uPVC French doors opening out onto the garden.

KITCHEN

26'8" x 8'4" (including dining area) (8.15 x 2.55 (including dining area))

A modern galley kitchen hosting an array of light wood wall and base units providing plenty of storage space, contrasting black work surfaces, over counter inset spots, inset black composite sink and drainer with black mixer tap, inset five ring ceramic electric hob with stainless steel extractor above, integrated gas oven, fridge and freezer, under counter space and plumbing for a washing machine, tiled flooring, inset spots, vertical brushed chrome radiator, uPVC window and glazed composite door leading to the exterior.

DINING AREA

The kitchen opens out into a generously sized dining area, creating a great family hub, comprising wall mounted radiator, inset spots, telephone point and uPVC window.

LANDING

A roomy landing comprising wall mounted vertical white radiator, a large built in storage cupboard and loft hatch with fitted ladders leading to a partially boarded loft with stirp light.

BEDROOM 1

12'7" x 12'7" (3.85 x 3.85)

A light and airy master bedroom flooded in natural light through two front facing uPVC windows, hosting an array of white fitted wardrobes/drawers, large built in storage cupboard, 2 vintage style radiators and aerial point.

ENSUITE

8'2" x 5'5" (2.5 x 1.67)

A sleek ensuite shower room, fully tiled in 'on trend' grey, boasting a large walk in glass shower cubicle with luxurious drench shower, dark grey gloss vanity unit with inset sink, low flush WC, wall mounted black heated towel rail, low flush WC, inset spots, extractor fan and frosted uPVC window.

BEDROOM 2

15'1" x 8'10" (4.62 x 2.7)

A further good sized double bedroom hosting an array of white wooden fitted wardrobes and vanity unit, wall mounted radiator, aerial point, inset spots and uPVC window.

BEDROOM 3

10'6" x 8'10" (3.22 x 2.7)

A third double, comprising wall mounted radiator and rear facing uPVC window.

BEDROOM 4

8'5" x 8'2" (2.58 x 2.5)

A great single bedroom, home office or nursery, boasting fitted white wardrobes, wall mounted radiator and rear facing uPVC window.

BATHROOM

6'10" x 5'8" (2.09 x 1.73)

A contemporary family bathroom, fully tiled in monochrome tones, comprising white bath, white vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail, inset spots, extractor fan and frosted uPVC window.

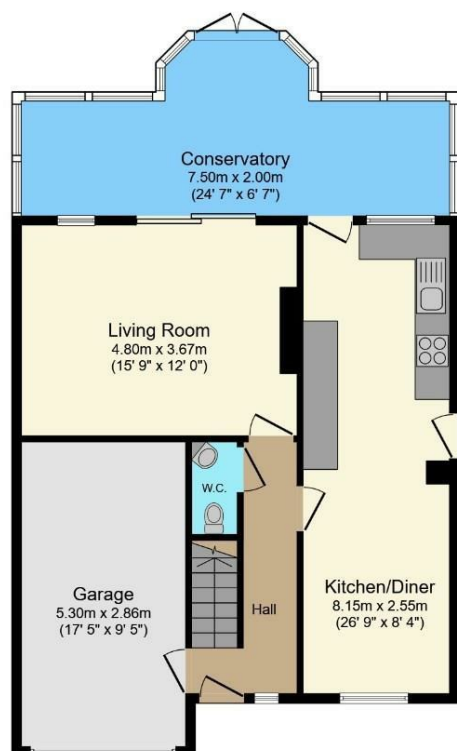
GARAGE

Offering secure parking or that extra storage space we all crave, comprising up and over door, wall mounted Combi boiler, lighting and sockets throughout.

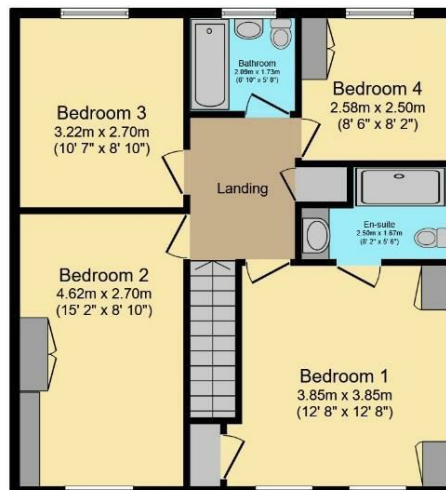
EXTERIOR

The front of the property boasts great kerb appeal with an extensive block paved driveway providing off road parking comfortably for three cars. To the rear of the property is beautifully landscaped, well stocked and colourful, low maintenance garden, hosting a lower level artificial lawned area and patio, steps leading to a raised artificial lawned seating area; a great place to entertain and sit out in the summer months, further neatly manicured lawn, shed for outdoor storage, all complete with outdoor lighting and sockets.

Floorplan



Ground Floor
Floor area 81.8 sq.m. (881 sq.ft.)



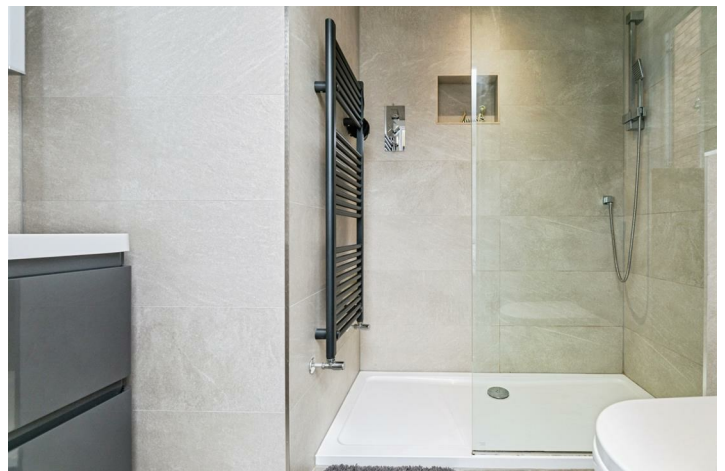
First Floor
Floor area 60.7 sq.m. (654 sq.ft.)

Total floor area: 142.5 sq.m. (1,534 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

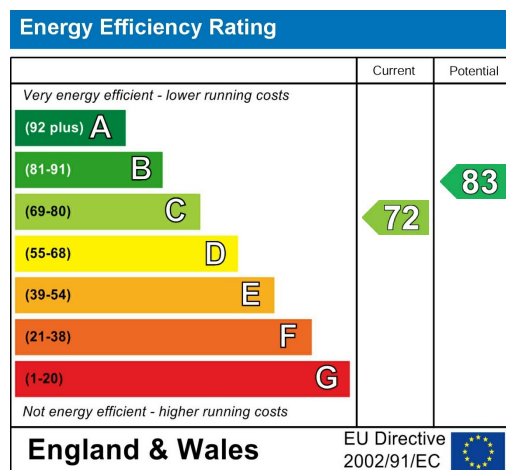
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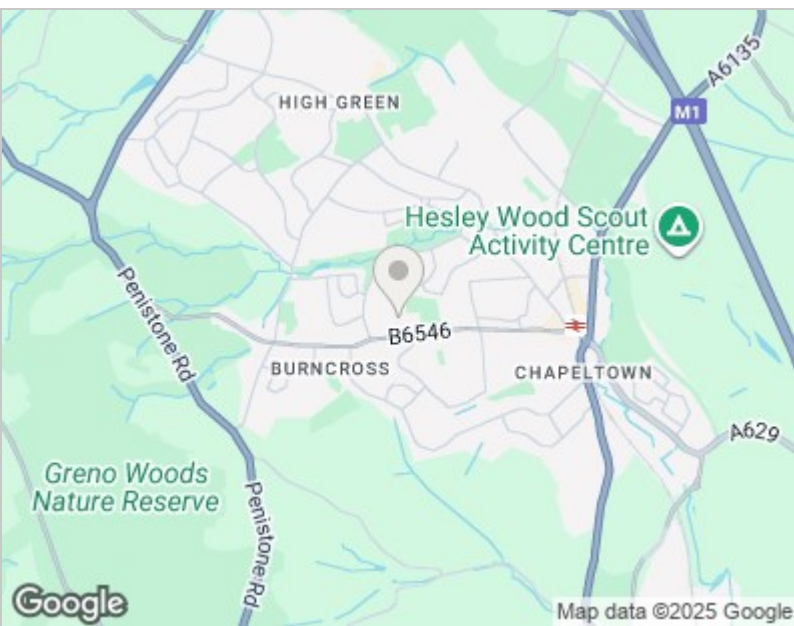
Energy Efficiency Graph



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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