

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Burncross Drive

Chapelton, Sheffield, S35 1DJ

Asking Price £330,000



- 4 BED DETACHED
- SCOPE TO RECONFIGURE LAYOUT
- DRIVEWAY AND GARAGE
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION

- READY TO PUT YOUR OWN STAMP ON
- SPACIOUS DIMENSIONS THROUGHOUT
- CLOSE TO AN ARRAY OF AMENITIES
- SOUGHT AFTER SMALL ESTATE
- COUNCIL TAX E

Tel: 0114 257 8999

# Burncross Drive

Chapelton, Sheffield, S35 1DJ

Asking Price £330,000



Nestled in the desirable area of Burncross Grove, Chapelton, Sheffield, this charming four-bedroom house presents an excellent opportunity for those seeking a spacious family home. With generous dimensions throughout, the property offers ample room for comfortable living and entertaining.

The layout of the house provides a fantastic scope for reconfiguration, allowing you to tailor the space to suit your personal needs and style. Whether you envision an open-plan living area or wish to create distinct zones for relaxation and work, the possibilities are endless.

This property is ready for you to put your own stamp on it, making it a perfect canvas for your creative ideas. The surrounding area boasts a friendly community atmosphere, with local amenities and schools within easy reach, making it an ideal location for families.

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

In summary, this four-bedroom house in Burncross Grove is not just a home; it is a place where you can truly make your mark. With its spacious dimensions and potential for reconfiguration, it invites you to envision a lifestyle that reflects your unique taste and preferences. Don't miss the chance to explore this promising property and discover the possibilities that await.

## ENTRANCE HALLWAY

Through a glazed wooden door leads into an impressively sized hallway, comprising wall mounted radiator, laminate flooring, stairs rising to the first floor and doors leading into all other rooms.

## DINING ROOM

8'2 x 7'7 (2.49m x 2.31m)

A spacious dining area, comprising wall mounted radiator scope to reconfigure to an open plan layout.

## KITCHEN

15'5 x 8'4 (4.70m x 2.54m)

A galley kitchen hosting an array of light wood wall and base units providing plenty of storage space, contrasting work surfaces, inset stainless sink and drainer with chrome mixer tap, freestanding four ring gas oven with built in extractor above, space for fridge and freezer, under counter space and plumbing for a washing machine, tumble dryer, wall mounted radiator, uPVC window and glazed wooden door leading to the exterior.

## LIVING ROOM

15'5 x 13'1 (4.70m x 3.99m)

A spacious living area, hosting a traditional gas fire giving a great focal point to the room and cosy feel in the wintry month, aerial point, wall mounted radiator, uPVC window and uPVC sliding doors leading into the conservatory, creating a great social space.

## CONSERVATORY

14'9 x 11'6 (4.50m x 3.51m)

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

## DOWNSTAIRS W/C

A handy addition to any busy household, comprising low flush WC, white corner sink, wall mounted radiator, inset spot and tiled flooring.

## LANDING

A roomy landing comprising wall mounted radiator, a large built in storage cupboard and loft hatch.

## MASTER BEDROOM

13'9 x 11'3 (4.19m x 3.43m)

A light and airy master bedroom flooded in natural light through two front facing uPVC windows, hosting fitted wardrobes/bedside tables, large built in storage cupboard and 2 wall mounted radiators.

## EN-SUITE

An ensuite shower room, shower cubicle with chrome shower, cream pedestal sink, low flush WC, wall mounted radiator, inset and frosted uPVC window.

## BEDROOM 2

14'1 x 9'6 (4.29m x 2.90m)

A further good sized double bedroom comprising wall mounted radiator, laminate flooring and uPVC window.

## BEDROOM 3

10'10 x 8'10 (3.30m x 2.69m)

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

## BEDROOM 4

8'5 x 8'2 (2.57m x 2.49m)

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

## FAMILY BATHROOM

5'11 x 5'3 (1.80m x 1.60m)

A generously sized family bathroom, fully tiled, comprising white bath, white pedestal sink, low flush WC, wall mounted radiator, extractor fan and frosted uPVC window.

## EXTERIOR

The front of the property boasts great kerb appeal with a double driveway providing off road parking comfortably for two cars. To the rear of the property is a low maintenance garden, hosting a raised level artificial lawned area, steps leading down to paved and pebbled seating area a great place to entertain and sit out in the summer months also outdoor tap.

## GARAGE

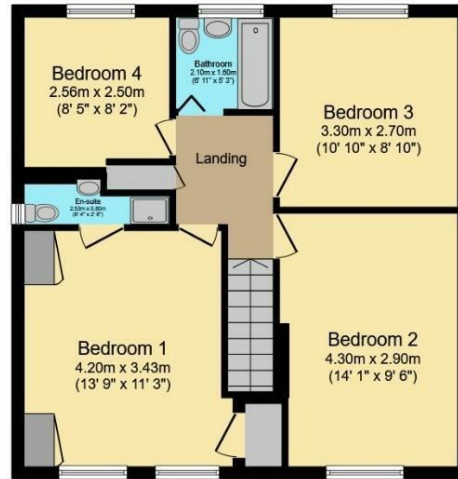
16'5 x 9'10 (5.00m x 3.00m)

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

# Floorplan



**Ground Floor**  
 Floor area 76.3 sq.m. (821 sq.ft.)



**First Floor**  
 Floor area 58.7 sq.m. (632 sq.ft.)

**Total floor area: 135.0 sq.m. (1,453 sq.ft.)**

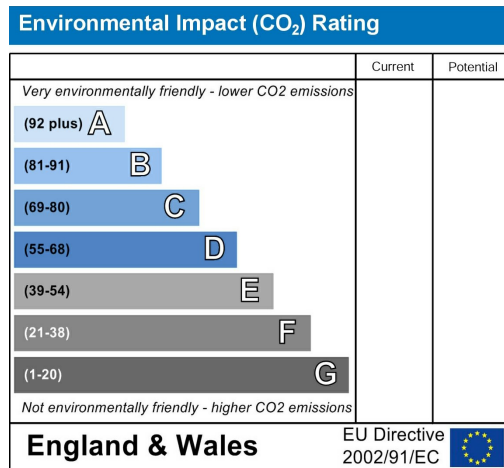
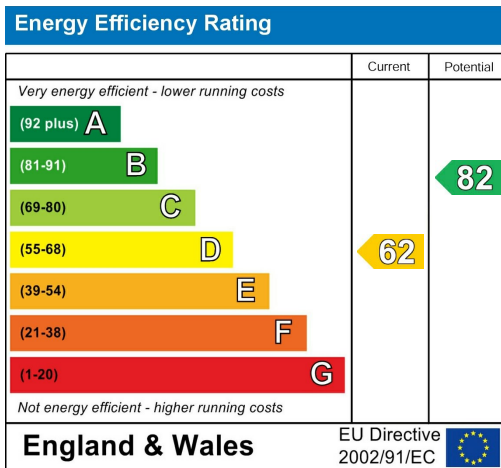
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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)







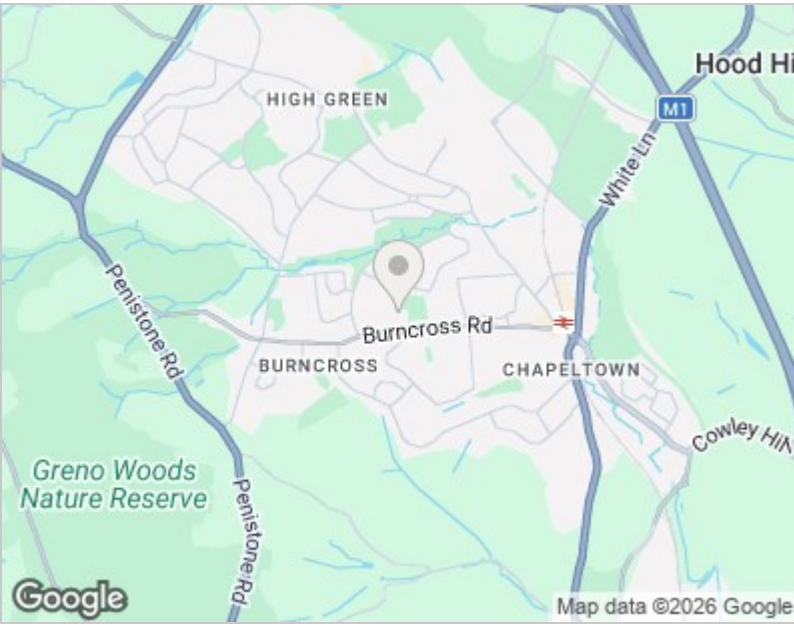
### Energy Efficiency Graph



### 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](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

