

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bentley Road

Chapelton, Sheffield, S35 1RH

Guide Price £400,000 - £425,000



- 4 BED EXTENDED SEMI DETACHED
- BEAUTIFULLY PRESENTED THROUGHOUT
- CHARMING FEATURES
- AMPLE OFF ROAD PARKING
- SOUGHT AFTER COMMUTER LOCATION
- LARGE CORNER PLOT
- MODERN FIXTURES AND FITTINGS
- GENEROUS DIMENSIONS
- ENCLOSED GARDENS TO FRONT AND REAR
- COUNCIL TAX BAND B

Tel: 0114 257 8999

# Bentley Road

Chapelton, Sheffield, S35 1RH

Guide Price £400,000 - £425,000



GUIDE PRICE £400,000 - £425,000. Nestled in the tranquil cul-de-sac of Bentley Road, Chapelton, Sheffield, this exquisite semi-detached house is the epitome of a perfect family home. With four spacious bedrooms and three generous reception rooms, this property offers ample space for both relaxation and entertainment. The double-storey extension enhances the living experience, featuring a luxurious master suite, a delightful dining room, and a sizeable kitchen that is sure to impress.

The interior of the home is beautifully presented, showcasing tasteful decor and charming features that create a warm and inviting atmosphere. Modern fixtures and fittings throughout ensure that the property is both stylish and functional, making it easy for you to move in and start enjoying your new home right away.

Outside, the property boasts a fabulous corner plot with well-manicured gardens to both the front and rear, providing a perfect space for outdoor activities or simply unwinding in the fresh air. There is ample road parking available, along with a detached garage for added convenience.

The property briefly comprises entrance hall, living room, sitting room, kitchen, dining room, master bedroom with ensuite shower room, three further good sized bedrooms and family bathroom.

Location is key, and this home does not disappoint. It is situated close to a variety of amenities, including the local train station, making commuting a breeze. Families will appreciate the proximity to outstanding schools, and with the M1 motorway just minutes away, you have direct access to Sheffield, Rotherham, and Barnsley.

This stunning property truly has everything you could desire in a family home, combining space, style, and a prime location. Don't miss the opportunity to make it yours!

## ENTRANCE HALL

Accessed via a glazed composite door, the impressive entrance hall sets the tone for this wonderful home. The space is beautifully finished with rich oak flooring and benefits from excellent natural light courtesy of two uPVC windows. A generous under-stairs storage cupboard provides ideal everyday practicality, whilst further appointments include a wall-mounted radiator and telephone point. Stairs rise to the first floor accommodation, with doors leading to the living room, sitting room, and kitchen.

## LIVING ROOM

11'5" x 11'5" (not including bay) (3.5 x 3.5 (not including bay))

Currently utilised as a playroom, this spacious and wonderfully light living room offers tremendous versatility for the growing family. A charming cast iron fireplace with gas coal effect fire serves as a stunning focal point, lending a warm and cosy ambience during the winter months. The room is flooded with natural light through a large front-facing uPVC bay window, creating a bright and inviting atmosphere throughout the day. Further benefits include a wall-mounted radiator, aerial point, and telephone point.

## SITTING ROOM

13'7" x 11'5" (4.15 x 3.5)

A beautifully presented and deeply inviting sitting room, centred around a stunning rustic fireplace with a solid oak mantle and multi-fuel stove — perfect for those cosy winter evenings when a roaring flame sets the mood. uPVC French doors open directly onto the garden, seamlessly blending indoor and outdoor living whilst flooding the room with an abundance of natural light. Further appointments include a wall-mounted radiator and aerial point.

## KITCHEN

18'8" x 14'9" (5.7 x 4.5)

A truly magnificent and contemporary kitchen, certain to impress even the most discerning of buyers. An extensive array of cream gloss wall and base units provides an abundance of storage, beautifully complemented by contrasting wood effect work surfaces and striking over-counter spot and plinth LED lighting that creates a warm, atmospheric glow. The inset black one-and-a-half bowl sink and drainer is fitted with a sleek chrome instant hot water tap, whilst the premium integrated appliances include a double oven, five-ring induction hob with a tilted black extractor hood above, and an integrated washing machine. A wall-mounted housed combi boiler is neatly incorporated within the units. Inset spotlights and laminate flooring complete the stylish finish, whilst two uPVC windows and uPVC French doors opening directly onto the garden ensure the space is bathed in natural light. Glazed wooden French doors open through to the dining room, creating a wonderfully sociable and free-flowing family hub — ideal for entertaining and everyday family life alike.

## DINING ROOM

11'9" x 11'9" (3.6 x 3.6)

A sizeable and elegant dining room, offering ample space for a substantial dining suite and perfect for hosting family gatherings and dinner parties alike. A large front-facing uPVC window allows plenty of natural light to pour into the room, creating a bright and welcoming setting. Further appointments include a wall-mounted radiator and aerial point.

## LANDING

A roomy landing hosting a loft hatch with fitted ladders leading to a large loft space with Velux window, also comprising doors leading to all bedrooms and family bathroom.

## MASTER BEDROOM

13'1" x 12'5" (4 x 3.8)

A sumptuous and generously proportioned master bedroom, offering a luxurious and restful retreat. Sleek built-in grey wardrobes provide excellent storage whilst adding a contemporary elegance to the room. A front-facing uPVC window frames pleasant views and allows natural light to fill the space, whilst a door leads conveniently through to the en-suite shower room. Further benefits include a wall-mounted radiator.

## ENSUITE

12'0" x 4'7" (3.66 x 1.4)

A generously sized and impeccably presented en-suite shower room, finished to a sleek and modern standard throughout. A large glass shower cubicle with electric shower takes centre stage, accompanied by a white pedestal sink and low flush WC. The room is beautifully appointed with tiled flooring, inset spotlights and a wall-mounted chrome heated towel rail, adding a touch of luxury to the everyday routine. Two uPVC frosted

windows ensure excellent natural light and ventilation, further served by an extractor fan.

## BEDROOM 2

13'9" x 10'5" (4.2 x 3.2)

A brilliantly sized double bedroom offering a lovely outlook over the rear garden through a uPVC window, creating a peaceful and pleasant space to wake up to. Further appointments include a wall-mounted radiator and aerial point.

## BEDROOM 3

11'9" x 11'5" (3.6 x 3.5)

Bedroom Three

A further generously proportioned double bedroom, elevated by an impressive wall of fitted mirrored sliding wardrobes that provide exceptional storage whilst enhancing the sense of space and light throughout. A large front-facing bay window floods the room with an abundance of natural light, creating a bright and airy feel. Inset spotlights and a wall-mounted radiator complete this fantastic room.

## BEDROOM 4

7'6" x 6'6" (2.3 x 2)

Currently utilised as a single bedroom, this versatile room offers tremendous potential and would equally lend itself perfectly as a home office or nursery, adapting effortlessly to the needs of the modern family. Fitted wardrobes with inset spotlights above provide clever and stylish storage, whilst a front-facing uPVC window allows natural light to brighten the space. A wall-mounted radiator completes the room.

## BATHROOM

8'6" x 6'10" (2.6 x 2.10)

A beautifully serene family bathroom, fully tiled in elegant natural tones to create a calm atmosphere. The room is exceptionally well appointed, boasting a large glass shower cubicle with luxurious drench shower alongside a separate bath — offering the best of both worlds for busy family life and relaxed evening soaks alike. A wall-mounted ceramic sink and low flush WC complete the suite, whilst a wall-mounted chrome heated towel rail adds a welcome touch of indulgence. Inset spotlights, an extractor fan, and a frosted uPVC window ensure the space is both practical and perfectly lit.

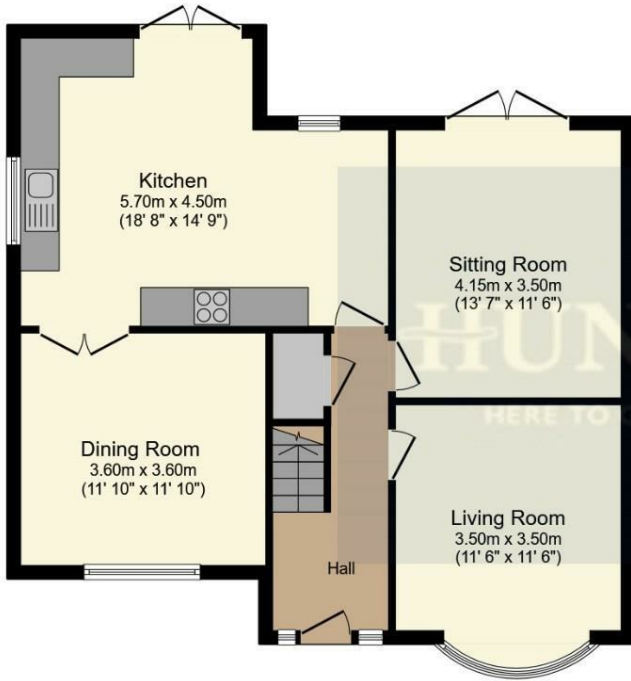
## GARAGE

Offering secure parking or that extra storage we all crave, comprising up and over door, lighting, sockets, USB sockets, ventilation for a dryer, wooden side door, rear uPVC window and further storage in the boarded eaves.

## EXTERIOR

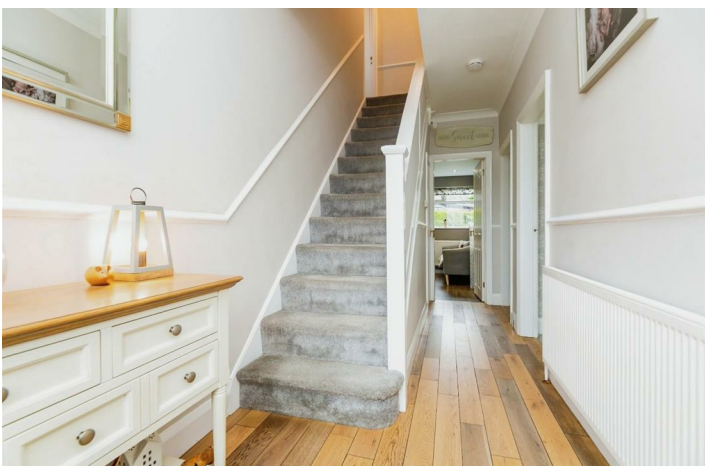
The property occupies a superb and sizeable corner plot, beautifully presented throughout and certain to impress from the moment you arrive. To the front, an extensive gated block-paved driveway provides generous off-road parking for a minimum of three vehicles, bordered by a well-manicured lawn and surrounded by established privet hedging that affords an excellent degree of privacy and kerb appeal. Security lighting adds further peace of mind during the evening hours. To the side of the property, a practical shed provides valuable additional outdoor storage alongside a handy outdoor tap — a welcome convenience for any keen gardener. To the rear, a beautifully enclosed and well-landscaped garden awaits, offering a truly wonderful outdoor space for the whole family to enjoy. Three stone-slabbed patio areas have been thoughtfully positioned to allow you to chase the sun around the garden throughout the day — ideal for alfresco dining and summer entertaining alike. A sizeable lawn area is complemented by well-stocked flower beds bursting with colour, whilst a log store, outdoor sockets, and outdoor lighting ensure the space is as practical as it is attractive. Established boundaries provide an excellent degree of privacy, completing what is a truly outstanding outdoor space.

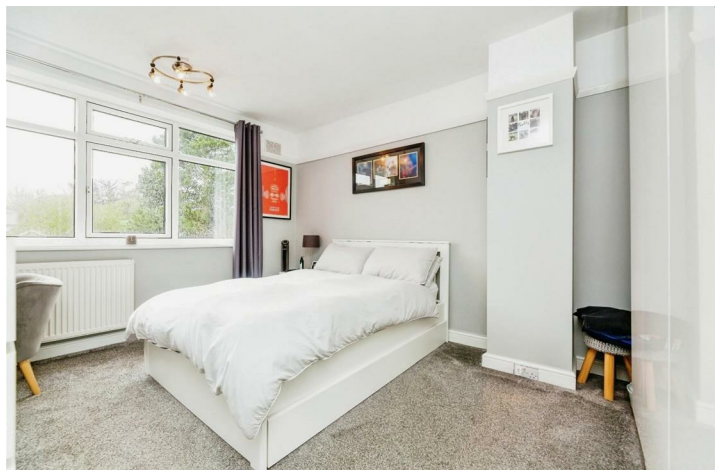
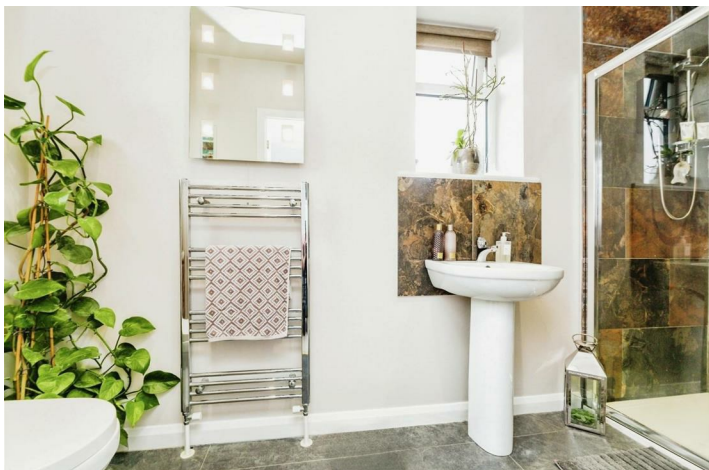
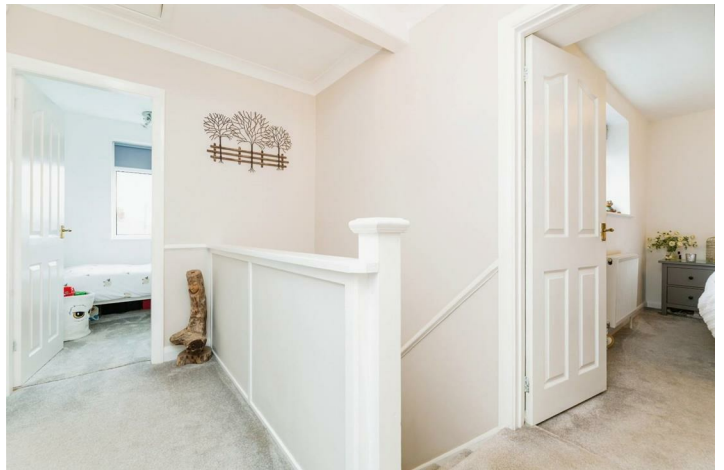
## Floorplan



Total floor area 136.9 m<sup>2</sup> (1,473 sq.ft.) approx

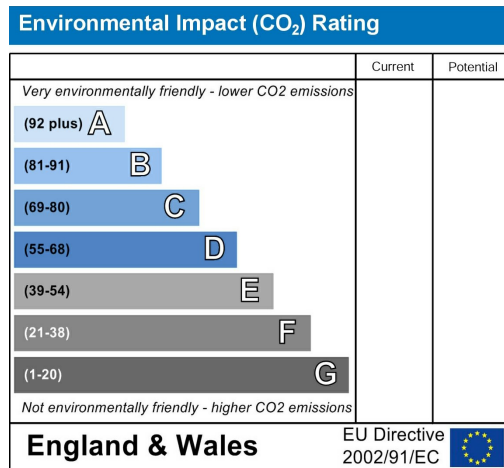
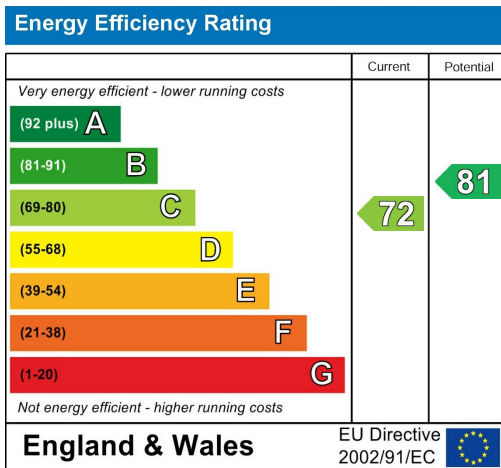
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







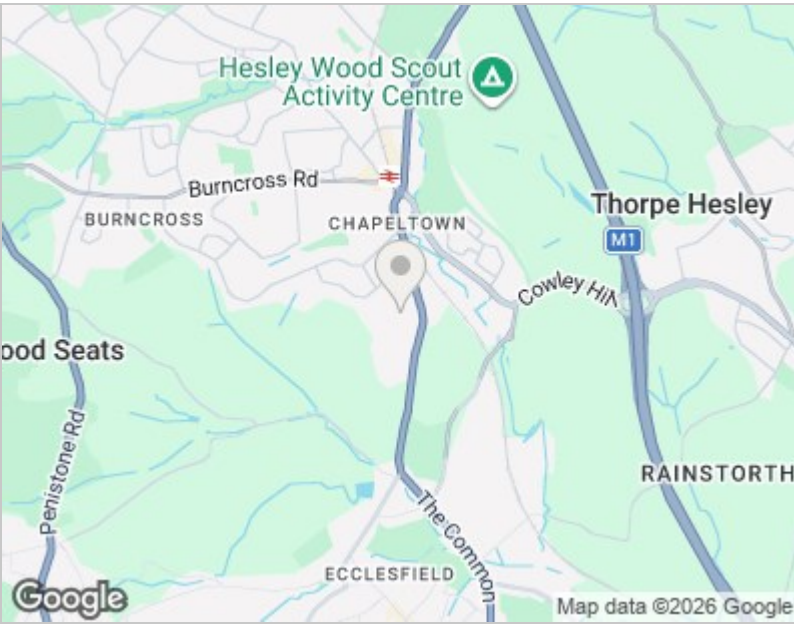
### Energy Efficiency Graph



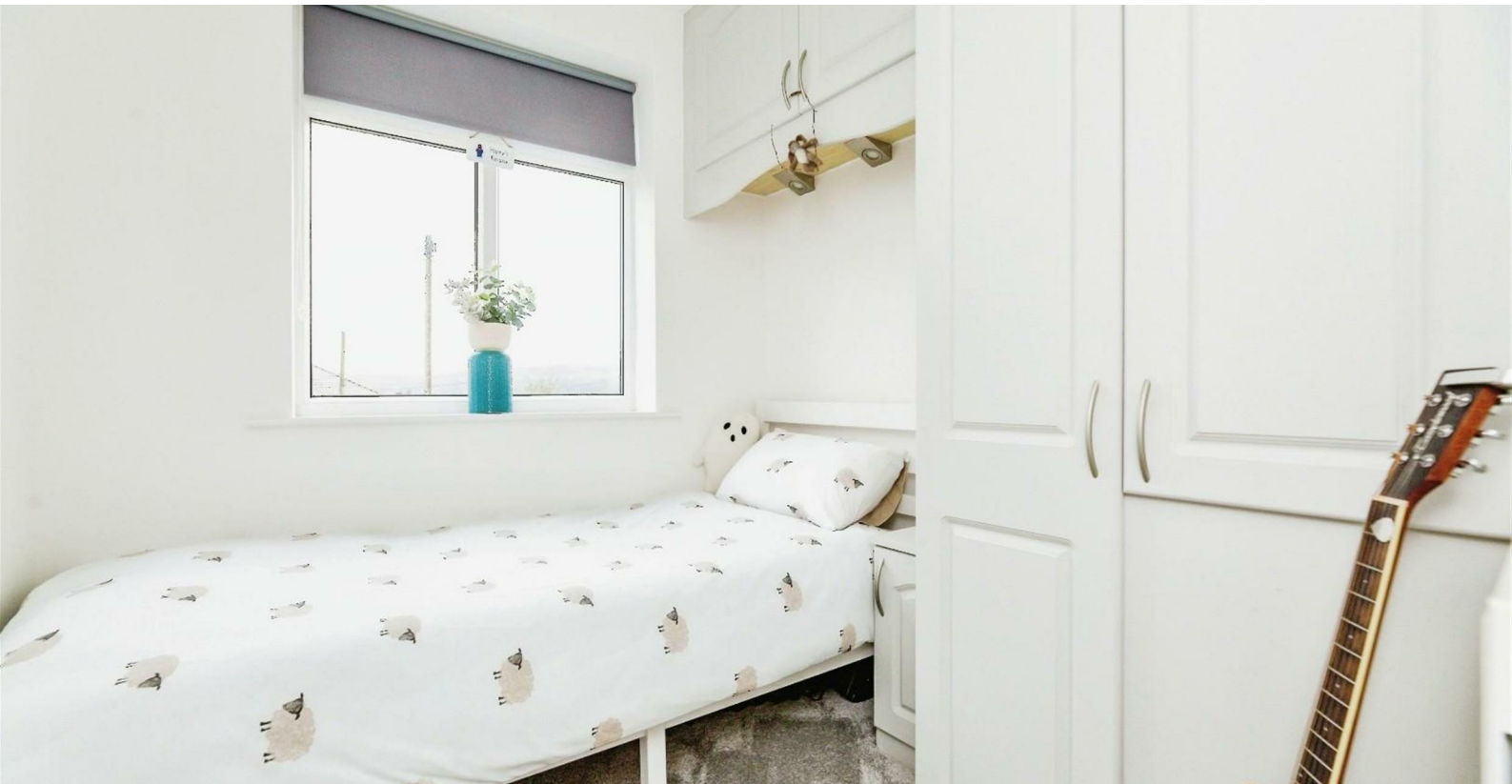
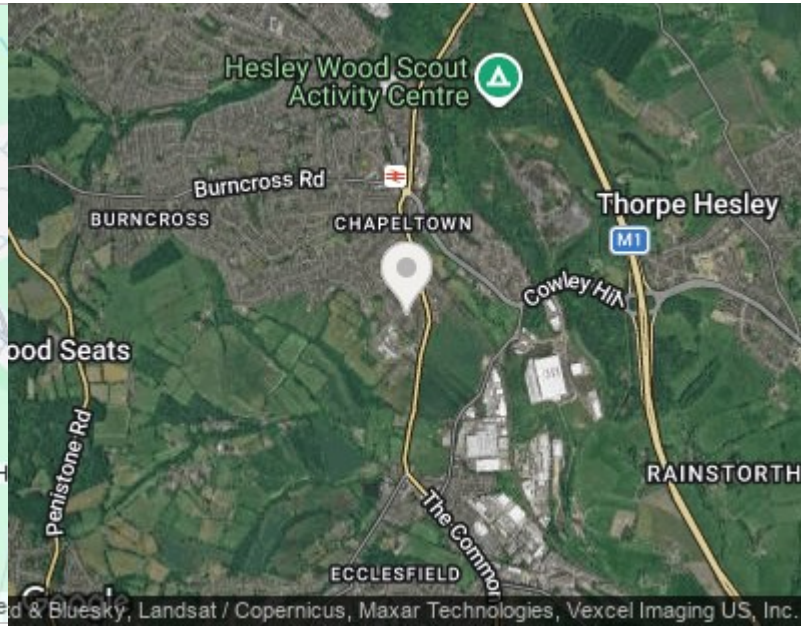
### Viewing

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.

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

