



## Maple Place

Chapeltown, S35 1QW

Guide Price £375,000 - £400,000



- 3/4 BED DETACHED
- STYLISH KITCHEN AND BATHROOMS
- IMPRESSIVE MASTER SUITE WITH DRESSING AREA AND ENSUITE
- SUN ROOM FOR FURTHER LIVING SPACE
- GREAT COMMUTER LOCATION
- SPACIOUS DIMENSIONS THROUGHOUT
- FLEXIBLE LAYOUT TO SUIT EVERY LIFESTYLE WITH PLENTY OF LIVING SPACE
- SIZEABLE, FULLY ENCLOSED, WRAP AROUND GARDEN
- AMPLE OFF ROAD PARKING PLUS GARAGE
- COUNCIL TAX BAND D



# Maple Place

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Nestled in a prominent position on Maple Place, Chapelton, Sheffield, this delightful 3/4 bed detached house presents an exceptional opportunity for families seeking a spacious and versatile home. Originally designed as a three-bedroom property, it has been thoughtfully extended and converted into a four-bedroom residence and then back to a three, now featuring an impressive master suite that offers a serene retreat. The layout provides ample living space, with three inviting reception rooms that are perfect for both relaxation and entertaining.

Located close to an array of amenities including the local train station, surrounded by outstanding schools, minutes away from the M1 and with direct roads leading to Sheffield Centre, Rotherham and Barnsley.

This beautifully kept home features a country-style kitchen, which exudes warmth and character, making it an ideal setting for family breakfasts. The traditional bathrooms add a touch of elegance, ensuring comfort for all family members. The property also boasts a lovely conservatory, allowing for an abundance of natural light and a seamless connection to the outdoors.

Surrounding the house are sumptuous, heavily stocked gardens that are bursting with colour, providing a picturesque backdrop for outdoor activities and relaxation. With plenty of space surrounding the property, there is always the option to extend if desired.

Briefly comprising entrance porch, hallway, downstairs WC, breakfast kitchen, living room, dining room, conservatory, master suite with dressing area and ensuite shower room, two further double bedrooms, family bathroom and garage.

This property is not just a house; it is a great family home that invites you to put your own stamp on it. With its generous living areas and potential for further transformation, it is a wonderful canvas for those looking to create their dream living space. Do not miss the chance to make this charming residence your own in the heart of Chapelton.

## PORCH

Through a glazed uPVC door leads into a handy porch, comprising tiled flooring making it great for those muddies wellies or paws, uPVC windows and door leading directly into the hallway.

## HALLWAY

Through a glazed door leads into a roomy hallway, a great impression on any guest, comprising wall mounted radiator, stairs rising to the first floor and doors leading to the kitchen and living room.

## DOWNSTAIRS WC

A great addition to any busy household, comprising beautiful half tiling, low flush WC, wall mounted sink, wall mounted radiator and frosted uPVC window.

## BREAKFAST KITCHEN

14'1 x 9'2 (4.29m x 2.79m )

A beautiful country style breakfast kitchen hosting an array of light stone wall and base units providing plenty of storage space, contrasting cream work surfaces with oak edging, inset composite one and a half bowl sink and drainer with mixer tap, integrated appliances include: inset white 4 ring gas hob with built in extractor above, single oven, combi microwave and fridge, plinth with blow heater, bespoke booth with fitted bench seating and solid Oak table, tiled Welsh slate flooring, inset spotlights, wall mounted radiator and two uPVC windows.

## UTILITY

8'2 x 5'6 (2.49m x 1.68m)

Hosting an array of cream wall and base units, contrasting cream work surfaces, inset stainless steel sink and drainer and matching mixer tap, plumbing for washing machine , space for a tall fridge/freezer and wall mounted radiator.

## DINING ROOM

11'6 x 10'10 (3.51m x 3.30m)

A generously sized formal dining area, opening out into the kitchen and living room, creating a great social space or family hub, comprising wall mounted radiator and uPVC sliding doors opening out directly onto the garden.

## LIVING ROOM

20'0 x 14'5 (6.10m x 4.39m)

A spacious living room hosting a charming traditional fireplace with marble surround and coal effect gas fire giving a great focal point to the room and cosy feel in the wintry months, also comprising French doors leading through to the dining room, two wall mounted radiators, aerial point, uPVC window and sliding patio doors, that flood the room in natural light.

## CONSERVATORY

12'6 x 9'10 (3.81m x 3.00m)

Allowing you to enjoy the garden all year round and giving you that extra living space to use as you wish, currently used as a further sitting room, comprising cream tiled flooring, electric roof blinds, wall mounted radiator, ambient wall lights and glazed sliding patio doors leading out onto the garden.

## MASTER BEDROOM

12'10 x 12'6 (3.91m x 3.81m)

A sumptuous master suite, wall mounted radiators, telephone point, aerial point and large uPVC window. Glazed doors leads to the ensuite shower room.

## DRESSING ROOM

12'6 x 9'10 (3.81m x 3.00m)

Originally a fourth bedroom, but is now enveloped in a master suite, offering a sizeable dressing area complete with plenty of fitted mirrored wardrobes, spot lighting, wall mounted radiator and uPVC window, the perfect space offering that extra storage we all crave!

## ENSUITE

12'10 x 5'3 (3.91m x 1.60m)

Tiled in serene cream, comprising a large shower cubicle, low flush cream WC, pedestal sink, cream matching bidet, wall mounted white heated towel rail, extractor fan and frosted uPVC window.

## BEDROOM 2

11'5" x 9'10" (3.5m x 3m)

A good sized double bedroom comprising telephone point, wall mounted radiator and rear facing uPVC window.

## BEDROOM 3

9'10" x 9'2" (3m x 2.80m)

A large double bedroom hosting fitted mirrored wardrobes, built in storage cupboard, aerial point, a front facing uPVC window and wall mounted radiator.

## FAMILY BATHROOM

9'10 x 6'9 (3.00m x 2.06m)

A spacious family bathroom, hosting cream wall tiles and tiled flooring, white gloss vanity unit with inset ceramic sink and low flush WC, P shaped bath with shower over and mixer tap, wall mounted chrome heated towel rail, inset spotlights, extractor fan and frosted uPVC window.

## GARAGE

Offering secure parking or that extra storage we all crave, complete with up and over door, full alarm system, lighting and sockets.

## EXTERIOR

To the front of the property is an expansive block paved double driveway, all adorned with established trees and well stocked beds, creating great kerb appeal. To the rear of the property is a fully enclosed, beautifully landscaped, sun drenched, captivating garden mainly laid to lawn, but laden with colourful established shrubs and raised stone walled beds, a sizeable paved patio area which is great for entertaining in the summer months, further shady seating areas for that balmy evening drink, greenhouse for the green fingered amongst us, all complete with an outdoor tap and lighting. The space continues down the side of the property, for further parking and with plenty of scope to extend if desired.



## Floorplan



Total floor area: 164.2 sq.m. (1,768 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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Tel: 0114 257 8999

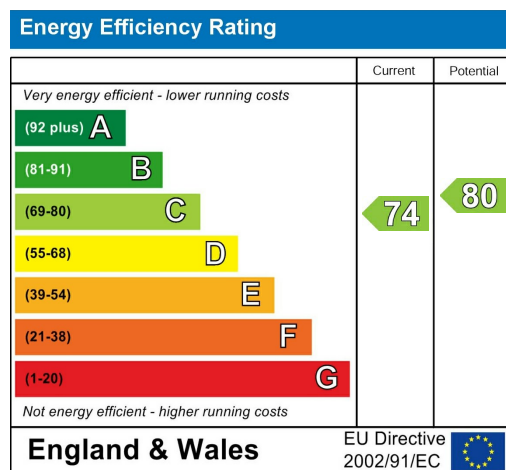








## Energy Efficiency Graph

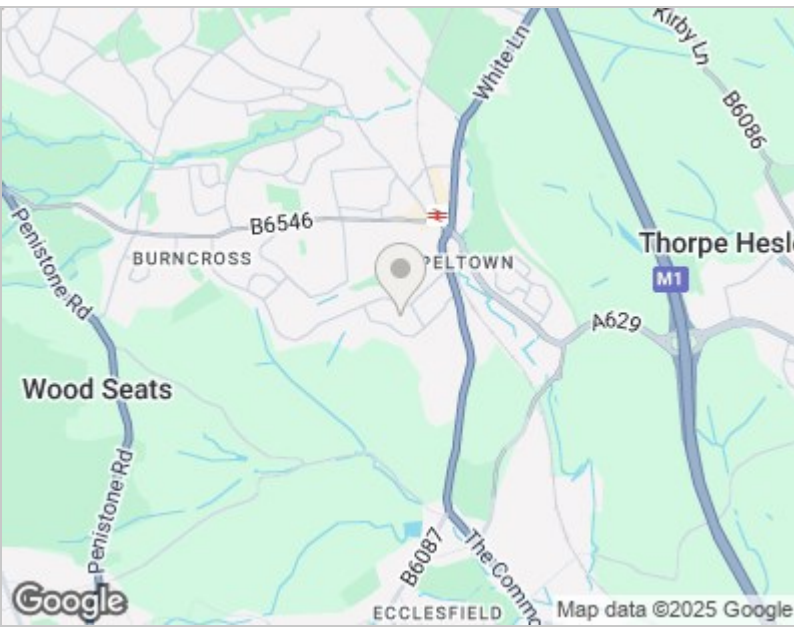


## Viewing

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>

