

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bridle Crescent

Chapelton, S35 2QX

Asking Price £260,000

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- 2 BED DETACHED BUNGALOW
- EXTENDED TO PROVIDE FURTHER LIVING SPACE
- WELL MAINTAINED THROUGHOUT
- LOW MAINTENANCE, PRIVATE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES

- NO UPWARD CHAIN
- BEAUTIFUL KITCHEN AND BATHROOM
- PLENTY OF STORAGE
- EXTENSIVE BLOCK PAVED DRIVEWAY AND GARAGE
- COUNCIL TAX BAND C

Tel: 0114 257 8999

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SEEING IS BELIEVING WITH THIS HIDDEN GEM! NO UPWARD CHAIN! Nestled in the charming, leafy area of Bridle Crescent, Chapelton, this delightful 2 bed detached bungalow offers a perfect blend of comfort and convenience. Located on a quiet cul de sac, hosting a great plot and an elevated position, the property is close to all the amenities Chapelton has to offer including the local train station, it is serviced by good bus routes, minutes away from the M1 and with direct roads leading to Sheffield Centre, Barnsley and Rotherham.

The bungalow has been thoughtfully extended, creating additional living space that enhances its appeal. It is wonderfully maintained throughout, ensuring that you can move in with ease and without the need for immediate renovations. The beautiful galley kitchen is a highlight, offering a stylish and functional area for culinary pursuits whilst the generously sized bathroom adds to the overall comfort of the home.

Outside, you will find a low-maintenance, stone-walled private garden to the rear, perfect for enjoying the outdoors without the hassle of extensive upkeep. The extensive block-paved driveway at the front provides ample parking space, making it convenient for both residents and guests.

Briefly comprising entrance porch, kitchen, sitting room, master bedroom, bed 2/dining room, bathroom, further living room, utility room and garage.

With no upward chain, this property presents a rare opportunity to settle into a lovely home with little to do. The bungalow is ready and waiting for you to make it your own. Don't miss the chance to view this charming property in a sought-after location!



## FRONT PORCH

Through a glazed uPVC door leads into a handy entrance porch, a good cloakroom area and great for muddy paws or wellies, comprising uPVC windows, wall lights and glazed uPVC door leading into the kitchen.

## KITCHEN

14'9" x 7'2" (4.5 x 2.2)

A beautifully presented galley kitchen hosting an array of light wood wall and base units offering plenty of storage space, contrasting green work surfaces, inset stainless steel sink and drainer with matching mixer tap, inset stainless steel gas hob with extractor fan above, integrated double oven, integrated fridge, integrated freezer, integrated slimline dishwasher, tiled flooring, telephone point, uPVC window, uPVC glazed door leading onto the driveway and internal archway opening out into the sitting room, creating a great social space.

## SITTING ROOM

15'5" x 11'5" (4.72 x 3.5)

A light and airy living room, drenched in natural light through a large front facing uPVC window, hosting a charming marble fireplace with traditional wooden surround and gas coal effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising ambient wall lights, wall mounted radiator, inset spotlights, aerial point and telephone point.

## BEDROOM 1

16'4" x 8'10" (5 x 2.7)

A large double bedroom boasting two walls of fitted cream wardrobes, drawers and vanity units, comprising wall mounted radiator, inset spots, telephone point, uPVC frosted window and glazed uPVC door leading into the living room.

## BEDROOM 2/DINING ROOM

9'6" x 7'10" (2.9 x 2.4)

Originally bedroom two, but now used as a dining room, comprising uPVC window, wall mounted radiator and sliding uPVC doors leading into the living room.

## LIVING ROOM

18'10" x 11'7" (5.75 x 3.55)

Used as a home office, hobby room and further living space this versatile extension offers you plenty of opportunity to use it as you wish, hosting two walls of solid pine built in wardrobes and desk/drawers, wall mounted spotlights over the desk area, wall mounted radiator, aerial point, telephone point, uPVC window and further uPVC sliding doors opening out onto the garden.

## BATHROOM

9'10" x 7'2" (3 x 2.2)

A generously sized bathroom, fully tiled, comprising separate shower cubicle, an impressive lightwood vanity unit with inset sink and low flush WC, separate bath with electric shower over, wall mounted cream heated towel rail, inset spotlights, extractor fan and frosted uPVC window.

## UTILITY ROOM

9'10" x 7'10" (3 x 2.4)

A useful extra utility room, found at the back of the garage, fully tiled, comprising light wood wall and base units, cream granite effect work surfaces, under counter space and plumbing for washing machine, dryer and further appliances, wall mounted radiator, uPVC window and uPVC door.

## GARAGE

17'4" x 9'10" (5.3 x 3)

Offering secure parking or that extra storage we all crave, comprising up and over door, lighting, sockets and rear glazed uPVC door leading to the garden.

## EXTERIOR

The front of the property boasts great kerb appeal with a well stocked, colourful flower bed and an expansive block paved driveway providing off road parking for at least three cars. The side of the property hosts an outdoor tap and floodlighting. To the rear of the property is a beautiful, low maintenance, stone walled garden, fully slabbed and over two tiers, with brick built planters allowing you to add splashes of colour throughout the year.

## Floorplan



**Floor Plan**

Floor area 107.1 sq.m. (1,153 sq.ft.)

Total floor area: 107.1 sq.m. (1,153 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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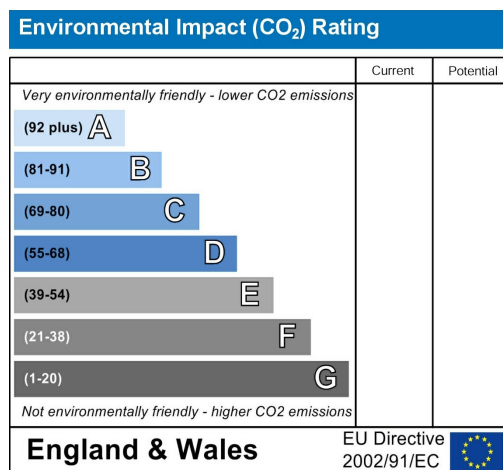
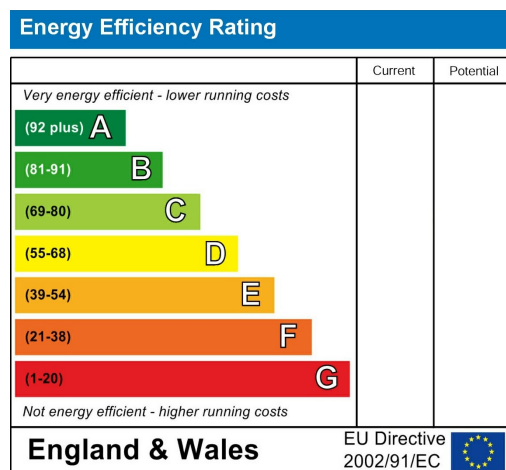








## Energy Efficiency Graph

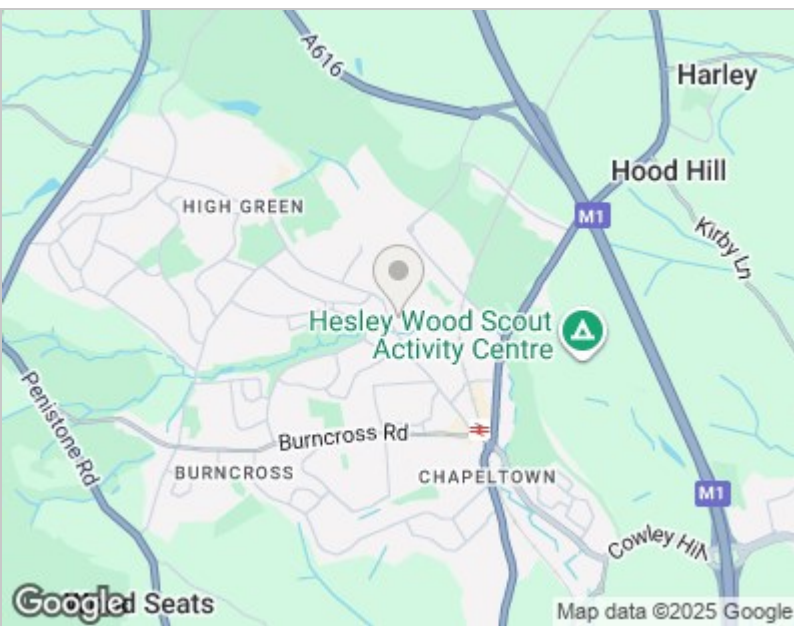


## Viewing

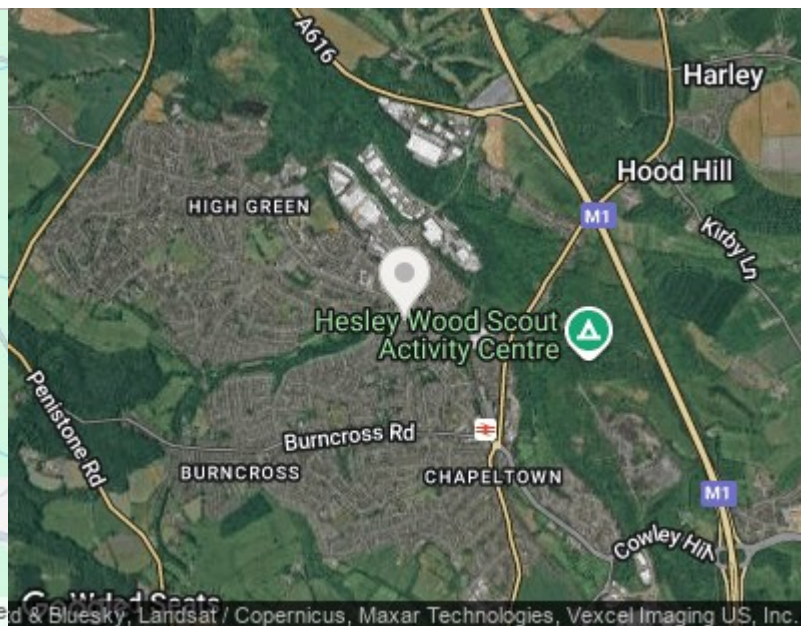
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



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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