



Park Avenue

Chapeltown, Sheffield, S35 1WH

Guide Price £315,000 - £325,000



- 4 BED SEMI -DETACHED
- MODERN FIXTURES AND FITTINGS
- GENEROUS DIMENSIONS
- PLENTY OF OFF ROAD PARKING PLUS GARAGE
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- READY TO JUST MOVE IN
- LOW MAINTENANCE, WELL KEPT GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX B

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GUIDE PRICE £315,000 - £325,000. Nestled on the desirable Park Avenue in Chapelton, Sheffield, this four-bedroom semi-detached home presents an exceptional opportunity for those seeking a modern, comfortable family home, with no upward chain to slow things down. Thoughtfully extended to include a master suite with its own en-suite bathroom, it offers a private retreat for the homeowners.

Inside, a monochrome kitchen/diner with French doors to the garden forms the heart of the home. The bay-windowed living room, with its coal-effect fire, is the place to settle on winter evenings. Upstairs, two further doubles, a fourth room that works as a home office, single bedroom or nursery, and a stylish family bathroom complete the layout. Outside, the sun-filled rear garden and patio are made for summer entertaining, while the garage and a driveway for up to four cars solve parking and storage.

The location is just as practical. A choice of reputable schools is close by, and everything Chapelton has to offer, including the local park and train station, is minutes away. The M1 is equally close, with direct roads leading to Sheffield, Rotherham and Barnsley, so commuting is straightforward by road or rail.

Perfect for growing families looking to upsize, or anyone who simply needs more space, this is a home with room to live. With its prime location and generous dimensions, this property is sure to attract considerable interest. Do not miss the chance to make this splendid house your new home.

ENTRANCE PORCH

Step inside through the uPVC door into a practical porch, where uPVC glazed windows let in plenty of daylight. Laminate flooring underfoot is ideal for muddy paws and wellies.

ENTRANCE HALL

A wooden door with glazed panels opens into the welcoming hallway, which makes a lasting first impression on visitors. Karndean flooring adds a polished finish, while a generous understairs cupboard provides storage for coats, shoes and everyday clutter. A wall-mounted radiator keeps the space warm, and stairs rise to the first floor. Doors lead to the living room and the kitchen/diner.

LIVING ROOM

14'1 x 9'10 (4.29m x 3.00m)

Bathed in natural light from the front-facing uPVC bay windows, this spacious living room is a bright and inviting place to relax. The gas coal-effect fire with its wood surround forms an eye-catching focal point and brings a cosy feel on cold winter evenings. Wooden flooring runs throughout, wall-mounted radiators keep the room snug, and there is an aerial point for your television.

KITCHEN / DINER

17'3 x 12'6 (5.26m x 3.81m)

Impressive in scale, this monochrome kitchen/diner pairs cream gloss wall and base units with dark granite-effect work surfaces, a contrast that is both striking and timeless. Cupboard space is plentiful, and the stainless steel sink comes with a matching mixer tap. For cooking, there is a black induction hob beneath a slanted extractor, alongside an electric oven. Integrated appliances include a fridge/freezer, washing machine and dishwasher, while the combi boiler is neatly housed out of sight. Tiled flooring runs underfoot, with chrome spotlights overhead, a vertical wall-mounted radiator and a plinth heater to keep things warm. A uPVC window and uPVC French doors open onto the garden, ideal for summer dining and easy entertaining.

LANDING

A roomy landing comprising loft hatch leading to a partially boarded loft, large built in airing cupboard and doors leading to all bedrooms and bathroom.

MASTER BEDROOM

18'1 x 8'0 (5.51m x 2.44m)

A beautifully presented master suite, currently used as a guest bedroom, offering a wonderful balance of comfort and practicality. A large front-facing uPVC window fills the room with light, and a window seat built around it creates a lovely spot to sit and unwind. Storage is generous, with a walk-in wardrobe and further built-in storage, while fitted with wall lights above the bed area adding a soft, relaxed glow. Also comprising wall-mounted radiator and a door leads through to the en-suite shower room.

EN-SUITE

8'0 x 5'11 (2.44m x 1.80m)

A contemporary en-suite bathroom finished in serene, natural tones. Two walls of grey gloss fitted units house an

inset ceramic sink beneath a quartz worktop, with the low-flush WC neatly integrated into the units and an LED mirror above. A white bath with a shower wand completes the suite. Inset spotlights light the room, a grey wall-mounted heated towel rail keeps towels warm, and an extractor fan and frosted uPVC window provide ventilation and privacy.

BEDROOM 2

12'3 x 9'10 (3.73m x 3.00m)

A generous double bedroom with fitted cream wardrobes providing useful storage while leaving plenty of floor space for furniture. A uPVC window brings in natural light, and a wall-mounted radiator keeps the room comfortable year-round.

BEDROOM 3

9'10 x 9'1 (3.00m x 2.77m)

Another good-sized double bedroom, with a uPVC window to the rear overlooking the garden. Also comprising wall mounted radiator and aerial point.

BEDROOM 4

8'9 x 6'7 (2.67m x 2.01m)

Currently set up as a home office, this versatile room would equally suit a single bedroom or nursery. Also comprising large built-in storage cupboard keeping clutter out of sight, a wall-mounted radiator and a uPVC window.

SHOWER ROOM

6'7 x 5'11 (2.01m x 1.80m)

A generously sized family bathroom, fully tiled with a monochrome feel, hosting a cream gloss vanity unit which houses an inset ceramic sink and a low-flush WC, while a corner shower with chrome fittings offers a practical way to start the day. Also comprising inset spotlights, a wall-mounted radiator, an extractor fan and frosted uPVC window.

GARAGE

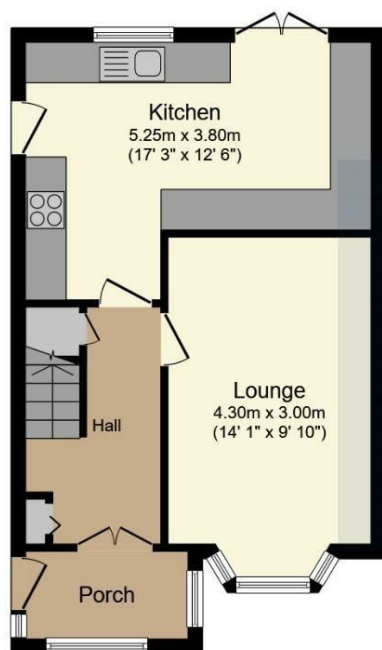
19'8 x 9'10 (5.99m x 3.00m)

Offering the extra storage space we all crave, or secure off-road parking, the garage is fitted with an up-and-over door and a uPVC side door for easy access. A work bench and shelving make it a handy spot for tools, hobbies and bulky items, and sockets and lighting are already in place.

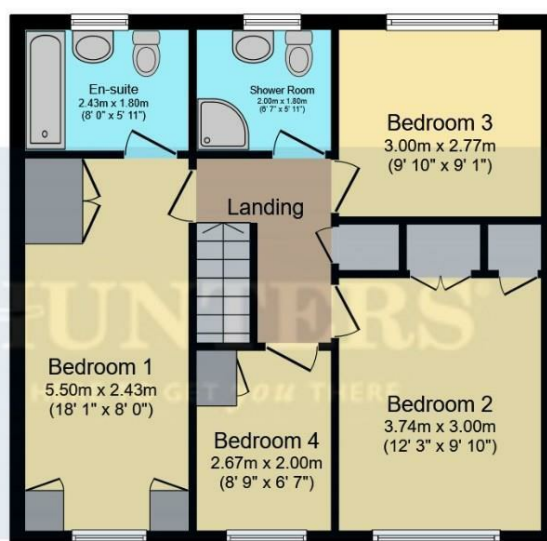
EXTERIOR

To the rear, a beautifully kept, fully enclosed garden enjoys the sun for much of the day. A sizeable patio is ideal for entertaining through the summer months, and practical touches include an outdoor tap, a bin store and security lighting. The front of the home has real kerb appeal, with a large block-paved driveway sweeping around the property and providing off-road parking for up to four cars.

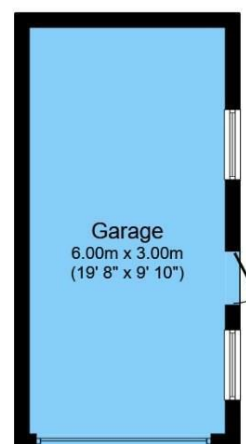
Floorplan



Ground Floor



First Floor

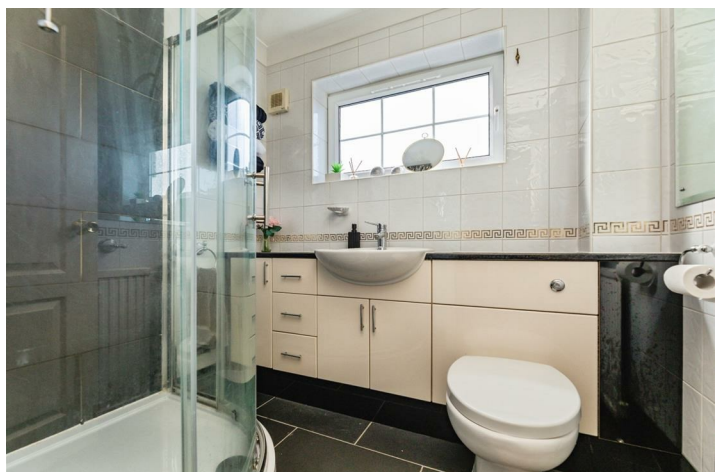
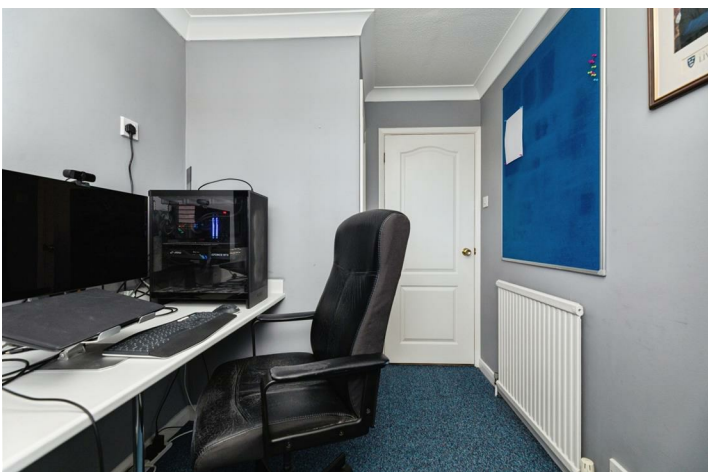
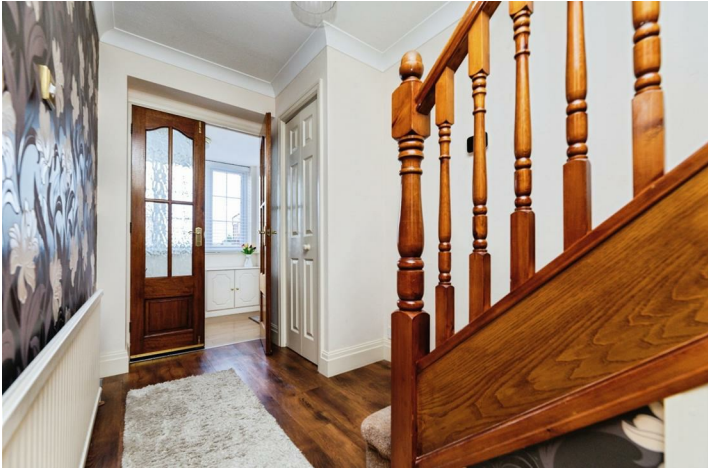


Garage

Total floor area 115.7 sq.m. (1,245 sq.ft.) approx

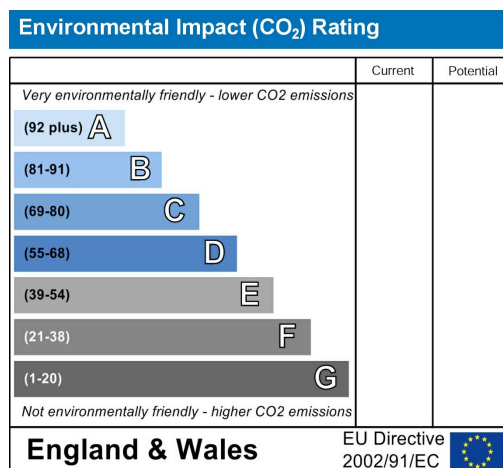
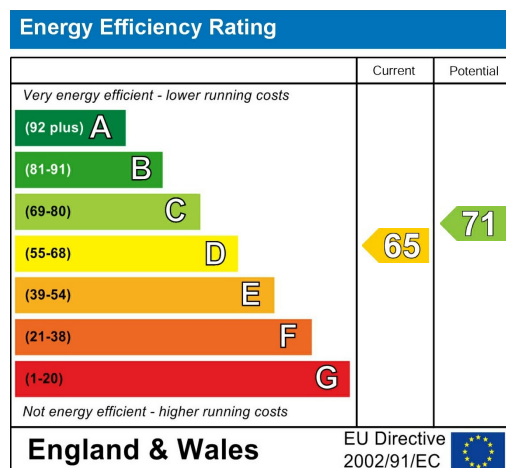
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







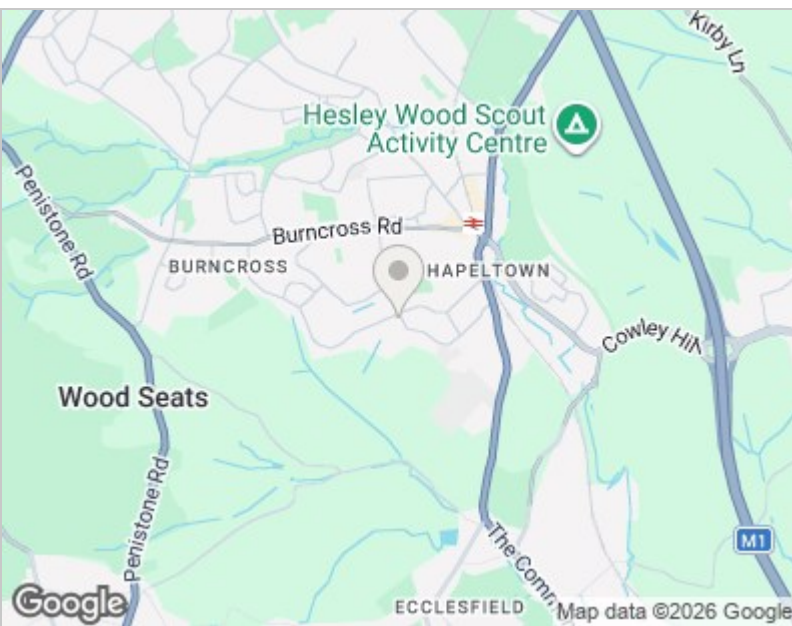
Energy Efficiency Graph



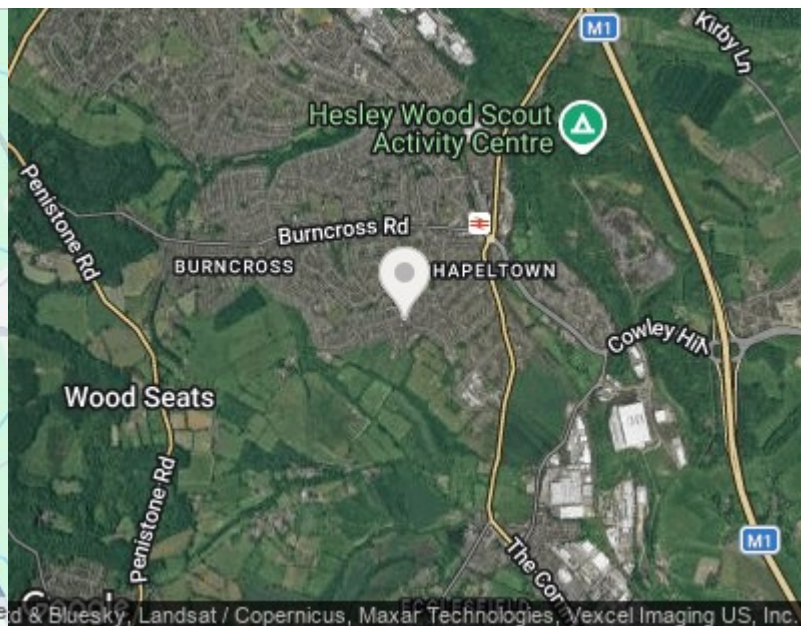
Viewing

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
<https://www.hunters.com>

