



## Woodland Court

Chapeltown, Sheffield, S35 1TN

Guide Price £525,000 - £550,000

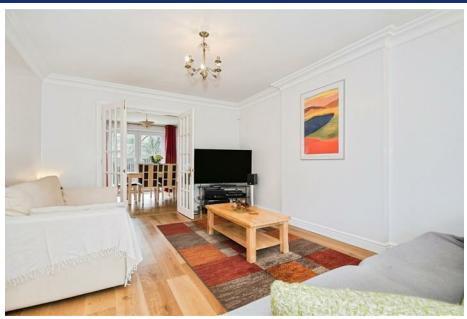


- 5 DOUBLE BEDROOM DETACHED
- TRANQUIL WOODLAND BACKDROP
- FAMILY HOME WITH NO COMPROMISE
- PLENTY OF FITTED STORAGE THROUGHOUT
- GOOD COMMUTER LOCATION
- PRIME LOCATION ON QUIET CUL DE SAC
- GENEROUS SIZED ROOMS THROUGHOUT
- IMPRESSIVE OPEN PLAN KITCHEN/DINER
- WELL LANDSCAPED AND KEPT GARDEN
- COUNCIL TAX BAND F

# Woodland Court

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GUIDE PRICE £525,000 - £550,000. FAMILY LIVING WITH NO COMPROMISE! Nestled in the tranquil Woodland Court, Chapeltown, Sheffield, this impressive detached house offers a splendid family home with an abundance of space and versatility. Boasting five generously sized double bedrooms and four bathrooms spread across three floors, this property is perfect for families seeking comfort and room to grow.

The heart of the home is undoubtedly the expansive open-plan kitchen diner, which serves as a fantastic social hub for family gatherings and culinary adventures or a great entertaining space. The seamless flow between the kitchen and dining area enhances the sense of togetherness, with French doors also leading into the living room, making it an ideal setting for both everyday living and special occasions.

The exterior of the property is equally captivating, with a beautifully landscaped garden that is both private and inviting. The garden features an exquisite deck and an Indian stone patio, perfect for alfresco dining or simply enjoying the serene woodland backdrop. The current vendor has meticulously maintained the garden, ensuring it remains a pristine retreat.

For those with vehicles, the property offers ample off-road parking on a spacious block-paved driveway, along with the convenience of an integral garage.

Location is key, and this home does not disappoint. Situated in a quiet cul-de-sac, it provides a peaceful environment while being just minutes away from the M1 motorway, offering excellent commuting links to Sheffield, Barnsley, and Rotherham. Families will appreciate the proximity to outstanding schools and a variety of local amenities, including a train station, all within easy reach.

This remarkable property is a true gem, combining spacious living with a prime location, making it an exceptional choice for any discerning buyer.

## ENTRANCE HALLWAY

Through a glazed uPVC door leads into a roomy entrance hall, a great impression on any guest and a fantastic cloakroom space, comprising Oak engineered flooring, wall mounted radiator, telephone point, stairs rising to the first floor and doors leading to living room, kitchen and downstairs WC.

## DOWNSTAIRS WC

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

## LIVING ROOM

15'5" x 11'9" (4.7 x 3.6)

A light and airy living room drenched in natural light through a large front facing uPVC window, also hosting Oak engineered flooring, wall mounted radiator, aerial point, telephone point and glazed French doors opening out into the kitchen/diner creating a great all encompassing space if desired, or can be shut for privacy or a more cosy feel in the wintry months.

## KITCHEN/DINER

28'6" x 13'9" (8.7 x 4.2)

A superbly sized open plan kitchen/diner, a great social space or family hub, the kitchen offers a range of solid wood wall and base units providing plenty of storage space, hardy and luxurious black quartz work surfaces, inset composite one and a half bow sink with chrome mixer tap. inset electric hob with stainless steel extractor hood above, integrated appliances include electric oven; tall fridge/freezer; dishwasher and washing machine, complete with Oak engineered flooring throughout, LED lighting, two wall mounted radiators, uPVC glazed window, uPVC glazed side door and uPVC patio doors that open out directly onto the garden from the generously sized dining area.

## LANDING

A grand gallery style landing hosting a uPVC window, wall mounted radiator, built in storage cupboard that houses the water tank, stairs rising to the top floor and doors leading to all bedrooms and bathroom.

## BEDROOM 2

12'1" x 11'9" (3.7 x 3.6)

A sumptuous double bedroom boasting built in wardrobes, wall mounted radiator, aerial point, uPVC front facing window and door leading into the shower room.

## ENSUITE SHOWER ROOM

A stylish, contemporary ensuite shower room, tiled in 'on trend' dark grey, hosting a double shower cubicle, pedestal sink, low flush WC, wall mounted radiator, inset spots, extractor fan and frosted uPVC window.

## BEDROOM 3

11'5" x 9'6" (3.5 x 2.9)

Currently used as a home office, but also a great double bedroom or nursery, comprising built in wardrobes, telephone point, laminate flooring, wall mounted radiator and front facing uPVC window.

## BEDROOM 4

10'2" x 9'6" (3.10 x 2.9)

Another good sized double bedroom with fitted wardrobes,

wall mounted radiator, telephone point and rear facing uPVC window.

## BEDROOM 5

12'1" x 9'6" (3.7 x 2.9)

A further well presented double bedroom comprising wall mounted radiator, telephone point and rear facing uPVC window.

## FAMILY BATHROOM

9'6" x 6'6" (2.9 x 2.00)

A serene family bathroom, tiled in cream tones, comprising bath with shower head tap, separate corner shower cubicle, pedestal sink, low flush WC, shaver point, wall mounted radiator, LED lighting, tiled floor, extractor fan and frosted uPVC window.

## MASTER BEDROOM

16'8" x 15'1" (5.10 x 4.6)

The top floor is currently designed to create a magnificent master suite if desired, with a bathroom across the landing and designated dressing area. But the room can be used for other purposes such as extra bedrooms/office spaces if desired. The spacious bedroom itself comprises built in wardrobes/storage cupboard, wall mounted radiator, aerial point, telephone point, uPVC dormer window and further Velux window.

## BATHROOM

8'10" x 7'6" (2.71 x 2.3)

A generously sized bathroom, tiled in natural tones, hosting a large walk in glass shower cubicle, low flush WC, white pedestal sink, wall mounted radiator, inset spots, extractor fan, Velux window and door leading into the dressing area.

## DRESSING ROOM/OFFICE

9'7" x 8'6" (2.94 x 2.6)

Currently used as a dressing room, complete with laminate flooring, wall mounted radiator, loft hatch and uPVC window.

## GARAGE

17'0" x 9'2" (5.2 x 2.8)

Offering secure parking or that extra storage we all crave, complete with up and over door, wall mounted boiler, lighting and electrics.

## EXTERIOR

The front of the property is located on a prime spot at the end of the cul de sac, benefitting from a leafy woodland back drop and hosting a sizeable plot. The property boasts a large block paved driveway providing off road parking which could easily accommodate 2/3 cars, a low maintenance gravel area perfect for pots all edged in with a neat lawn. To the rear of the property is a tranquil, well designed, sun drenched garden, hosting a sizeable Indian stone patio and extensive deck with inset LED colour changing lighting to create the perfect ambience, providing the perfect spot to sit out or entertain in the summer months, also hosting a well manicured lawn area, well stocked, colourful flower beds surround, greenhouse for the green fingered amongst us, complete with sockets, outdoor tap, light over the patio area and security lighting.

## Floorplan



**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 191.6 sq.m. (2,063 sq.ft.) approx

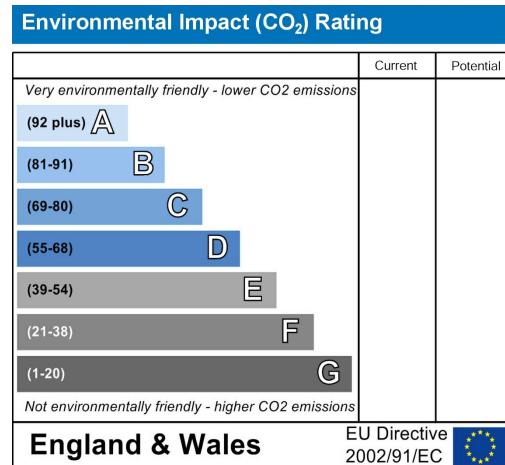
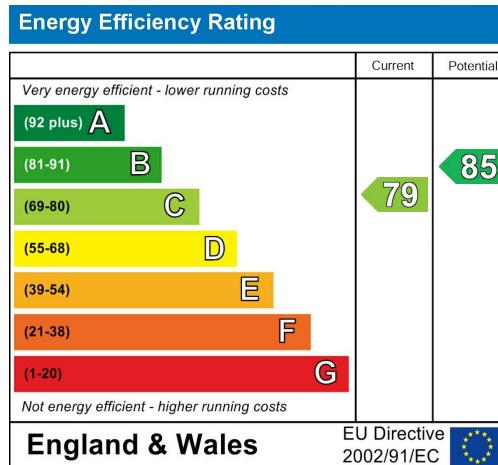
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







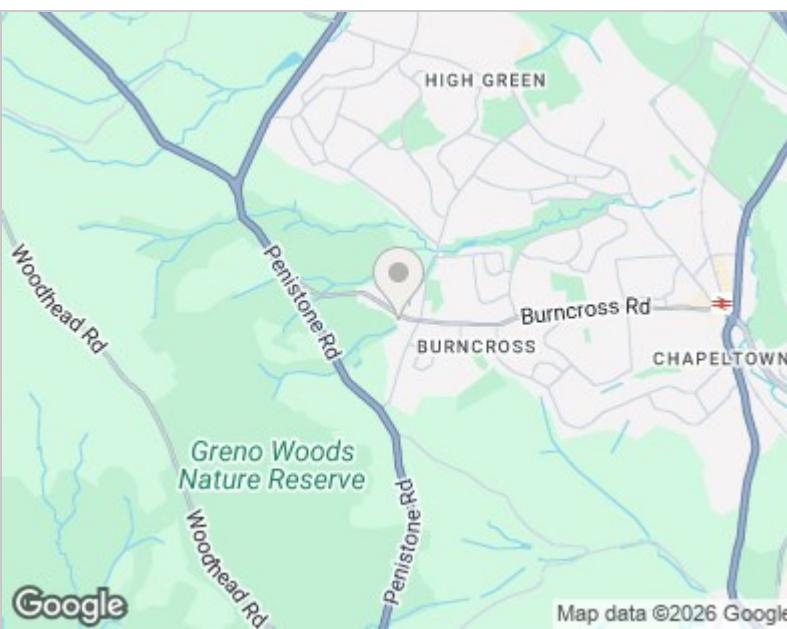
## Energy Efficiency Graph



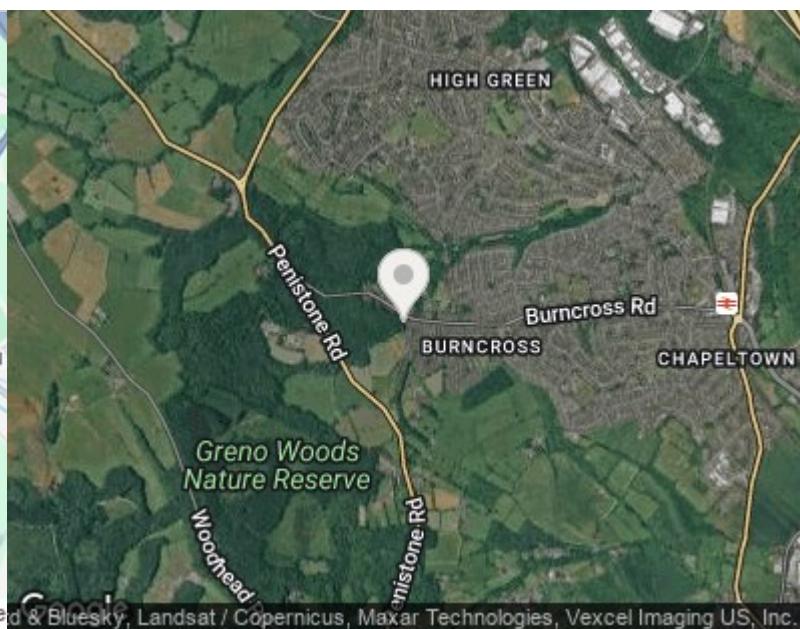
## Viewing

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.

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