



Heyhouse Drive

Chapeltown, Sheffield, S35 3AN

Offers In The Region Of £220,000

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- 2 BED DETACHED BUNGALOW
- BEAUTIFULLY KEPT
- NEUTRAL DECOR
- SUN DRENCHED, WELL LANDSCAPED GARDEN
- COUNCIL TAX BAND C
- NO UPWARD CHAIN
- MODERN KITCHEN AND BATHROOM
- SCOPE TO EXTEND IF DESIRED
- CLOSE TO AN ARRAY OF AMENITIES

Heyhouse Drive

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Nestled in the tranquil cul-de-sac of Heyhouse Drive in Chapelton, Sheffield, this beautifully presented 2 bed detached bungalow offers a perfect blend of comfort and style. The quiet location enhances the appeal, offering a sense of privacy while still being within easy reach of local amenities. Located close to an array of amenities, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham giving you easy access to many cities if required.

As you enter, you will be greeted by a spacious reception room that exudes warmth and charm, making it an excellent space for relaxation or entertaining guests. The interior has been meticulously maintained, ensuring a welcoming atmosphere throughout and allowing you to move straight in!

The exterior of the property is equally impressive, featuring a well-landscaped garden that provides a serene outdoor space for enjoying the fresh air. Whether you wish to cultivate your green thumb or simply unwind in a peaceful setting, this garden is sure to delight. Additionally, the bungalow boasts ample off-road parking on a long driveway, making it convenient for residents and visitors alike.

Briefly comprising entrance hall, kitchen, living/dining room, two bedrooms and shower room.

This delightful bungalow is a rare find in a sought-after area, perfect for downsizers, or anyone looking for a comfortable home in a peaceful environment. Do not miss the opportunity to make this charming property your own.

HALLWAY

Through a decorative glazed uPVC window leads into a roomy entrance hall, a great cloakroom space, comprising wall mounted radiator, loft hatch and doors leading to all rooms.

KITCHEN

11'5" x 7'2" (3.5 x 2.2)

A beautiful galley style kitchen, offering an array of white wall and base units providing plenty of storage space, contrasting black granite effect work surfaces, inset cream one and a half bowl sink with mixer tap, inset ceramic hob with extractor hood above, integrated electric oven, under counter housed space and plumbing for a washing machine, space for a tall fridge freezer, housed wall mounted condensing boiler, large inbuilt storage cupboard with water tank and front facing uPVC window.

LIVING ROOM

14'9" x 11'7" (4.5 x 3.54)

A light and spacious living area, flooded with natural light through uPVC French doors that open directly out onto the patio creating a great social space, boasting a charming wooden fireplace with marble surround and electric 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, aerial point and telephone point.

BEDROOM 1

14'9" x 8'10" (4.5 x 2.7)

An elegant master bedroom hosting a wall of fitted wardrobes and fitted vanity unit with fitted over bed lighting, perfect if you crave that extra space, also comprising wall mounted radiator and rear facing uPVC window.

BEDROOM 2

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

Currently used as a dining room, but option to use as a bedroom, home office or hobby room if desired, comprising laminate flooring, wall mounted radiator and large uPVC bay window drenching the room in natural light.

BATHROOM

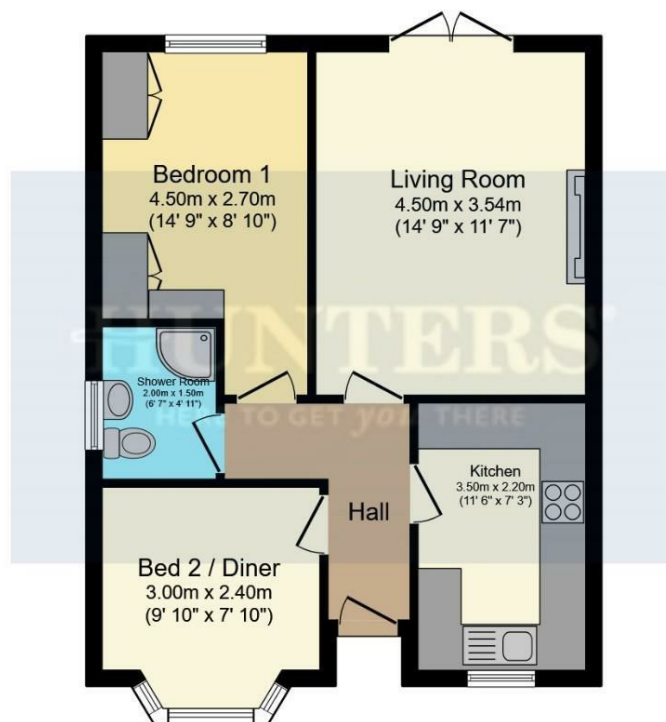
6'6" x 4'11" (2 x 1.5)

A contemporary, fully tiled shower room, hosting a large glass corner shower cubicle with electric shower, white gloss vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail, wood effect flooring, shaver point and frosted uPVC window.

EXTERIOR

The property boasts a good sized plot, with scope to extend if desired, with a large neat lawn to the front of the property and long paved driveway providing off road parking for 2/3 cars. To the rear of the property is a fully enclosed, sun drenched garden, well landscaped with a sizeable slabbed circular patio area, perfect for sitting out on an evening or entertaining in the summer months, also comprising neat lawn, well stocked raised brick built flower beds offering plenty of colour throughout the year, shed for outdoor storage, outdoor lighting and tap.

Floorplan



Total floor area 51.3 sq.m. (552 sq.ft.) approx

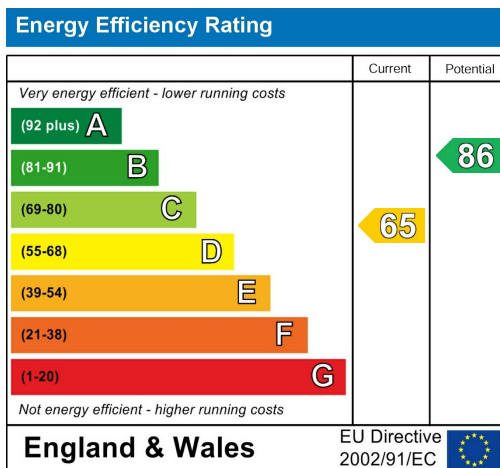
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







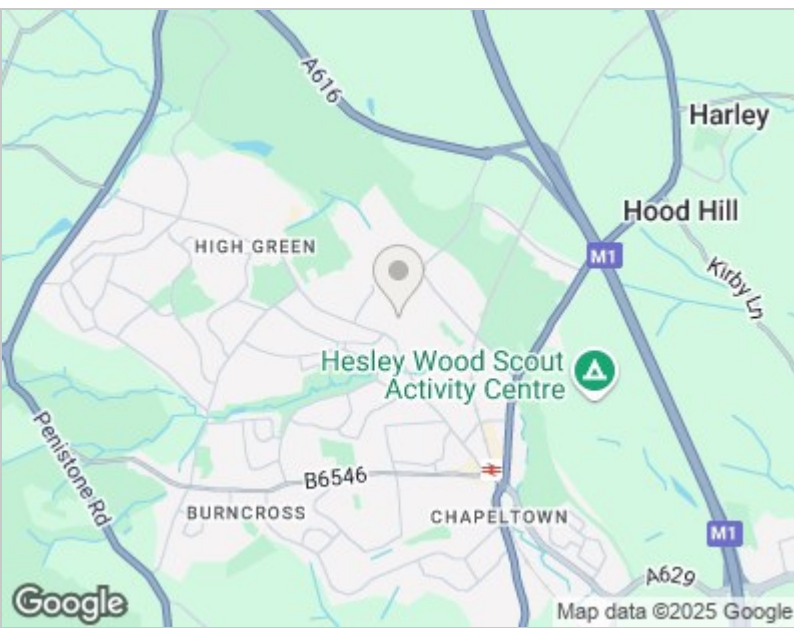
Energy Efficiency Graph



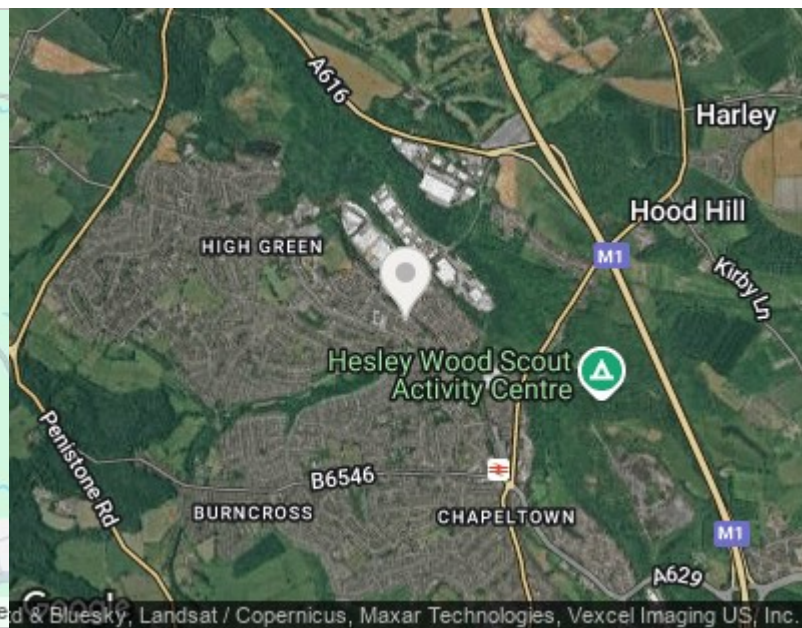
Viewing

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.

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