



## Ribble Croft

Chapeltown, Sheffield, S35 2ET

Asking Price £290,000



- 4 BED EXTENDED SEMI
- ADDITIONAL SLEEK SUN ROOM
- GENEROUS DIMENSIONS THROUGHOUT
- SIZEABLE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES

- STUNNING OPEN PLAN KITCHEN/DINER
- CONTEMPORARY DECOR THROUGHOUT
- AMPLE OFF ROAD PARKING
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND B

# Ribble Croft

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Welcome to this beautifully extended four-bedroom semi-detached house located on the quiet cul de sac of Ribble Croft, Chapeltown, Sheffield. This property offers a perfect blend of modern living and comfort, making it an ideal family home.

Situated in a good commuter location, this home is conveniently close to the M1 motorway and well-served by bus routes, with easy access to Sheffield, Barnsley, and Rotherham. For those who enjoy the outdoors, a short stroll will take you to the local park, while families will appreciate being surrounded by reputable schools and a variety of amenities.

This beautiful home hosts a stunning, on trend open-plan kitchen diner, the perfect space for entertaining guests or enjoying family meals, providing a warm and inviting atmosphere. Additionally, the property features a versatile and stylish sunroom at the rear, which can be used for various purposes, whether as a playroom, study, or simply a relaxing retreat. Stylish decor is a theme throughout the property and the bathroom is also a contemporary haven.

The exterior of the property is equally impressive, with a large garden to the front, complemented by a long driveway and carport, ensuring ample parking for your vehicles and scope to create a bigger driveway if desired. The fully enclosed, landscaped garden to the rear offers a private outdoor space, perfect for children to play or for hosting summer barbecues.

Briefly comprising entrance hall, living room, kitchen/diner, sun room, four good sized bedroom, bathroom, detached garage and car port.

Don't miss your chance to make this lovely house your new home...book your viewing today!

## ENTRANCE HALL

Through a glazed composite door leads into a handy entrance hall, a great cloakroom space, comprising laminate flooring, wall mounted radiator, telephone point, stairs rising to the first floor and oak door leading into the living room.

## LIVING ROOM

13'7" x 12'7" (4.15 x 3.84)

A sumptuous living room boasting a contemporary matt black electric flame effect fire with white surround giving a great focal point to the room and cosy feel in the wintry room, drenched in natural light through a large front facing uPVC bay window, also comprising wall mounted radiator, aerial point, BT internet point, under stairs storage cupboard and glazed Oak French doors opening out in the kitchen/diner creating a great social space of family hub.

## KITCHEN/DINER

15'10" x 10'4" (4.83 x 3.17)

An impressive kitchen/diner featuring grey gloss fitted wall and base units providing plenty of storage space, grey sparkle work tops including breakfast bar, inset composite sink and drainer with chrome mixer tap, inset ceramic hob with matt black extractor hood above, integrated double oven/grill, integrated washing machine, vertical matt grey radiator, inset spots, uPVC window and uPVC French doors opening out into the sun room.

## SUN ROOM

14'8" x 7'7" (4.48 x 2.33)

A great addition to any household, offering that extra living space to use as you wish, this light and airy versatile room comprises composite bi-fold doors opening out onto the garden, two Velux windows, wall mounted vertical white radiator, inset spots and aerial point.

## BEDROOM 1

18'0" x 7'0" (5.49 x 2.15)

A stylish bedroom flooded in natural light through uPVC windows to both front and rear elevations, also comprising wall mounted radiator and aerial point.

## BEDROOM 2

14'8" x 8'4" (4.49 x 2.56)

An elegant double bedroom offering a perfect alcove for wardrobes, uPVC window, wall mounted radiator and aerial point.

## BEDROOM 3

11'1" x 9'1" (3.39 x 2.79)

Comprising wall mounted radiator, rear facing uPVC window showcasing the garden and aerial point.

## BEDROOM 4

6'11" x 6'9" (2.11 x 2.07)

Currently used as a home office but would also make a great bedroom or nursery, comprising large built in storage cupboard, wall mounted radiator and front facing uPVC window.

## BATHROOM

6'4" x 6'2" (1.95 x 1.88)

A contemporary family bathroom, fully tiled in serene tones, comprising electric shower over the bath, white pedestal sink, low flush WC, wall mounted chrome heated towel rail, extractor fan, inset spots and frosted uPVC window.

## GARAGE

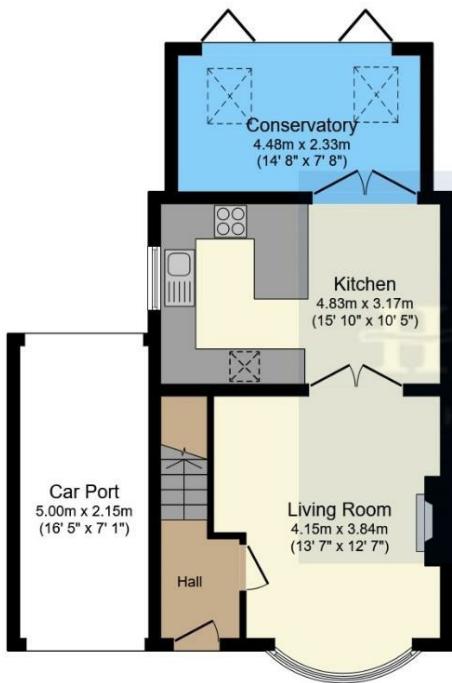
18'11" x 10'0" (5.78 x 3.05)

Offering that additional storage we all crave, comprising wooden front doors, uPVC side door, two uPVC window, lighting and sockets.

## EXTERIOR

The front of the property certainly makes an impression with a sizeable neat lawn and long driveway providing plenty of off road parking, there is scope here to create a much larger driveway if desired. A manual roller shutter door leads to the car port, providing secure parking if needed, also boasting lighting, sockets and an outdoor tap. To the rear of the property is a well landscaped, fully enclosed large garden, hosting two slabbed patios; perfect for entertaining in the summer months, two lawned areas, well stocked raised beds, outdoor sockets and well lit throughout, with outdoor lights/security lights.

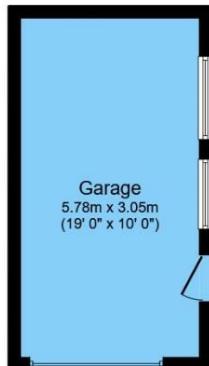
## Floorplan



**Ground Floor**



**First Floor**



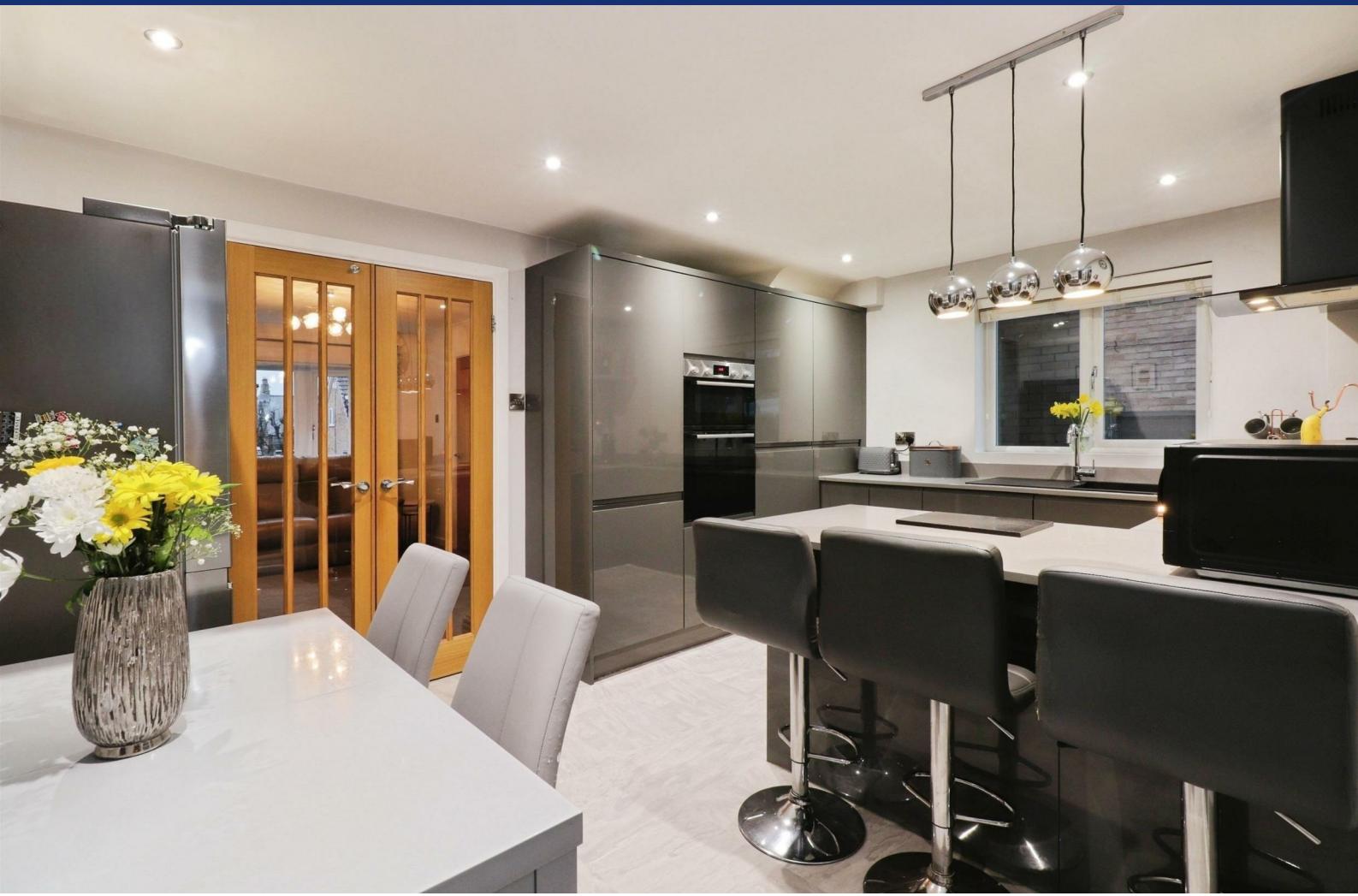
**Garage**

Total floor area 112.9 sq.m. (1,216 sq.ft.) approx

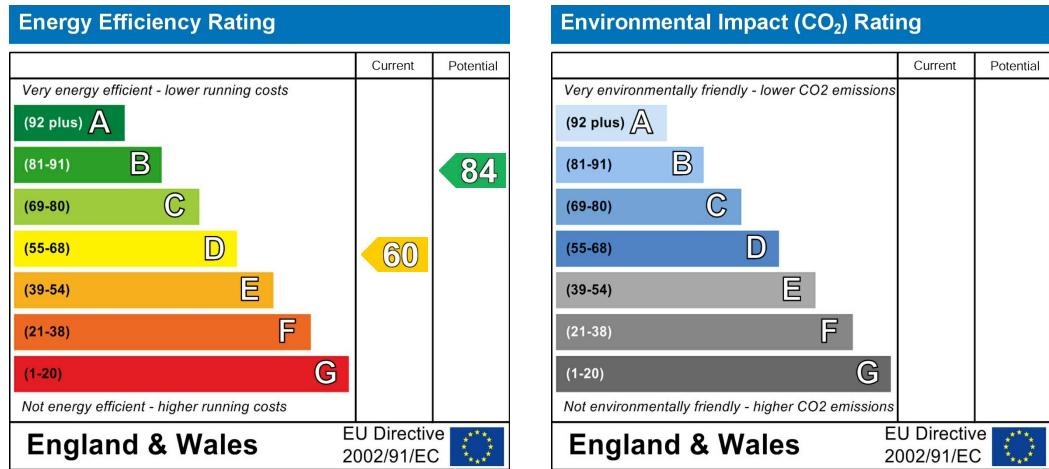
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







## Energy Efficiency Graph

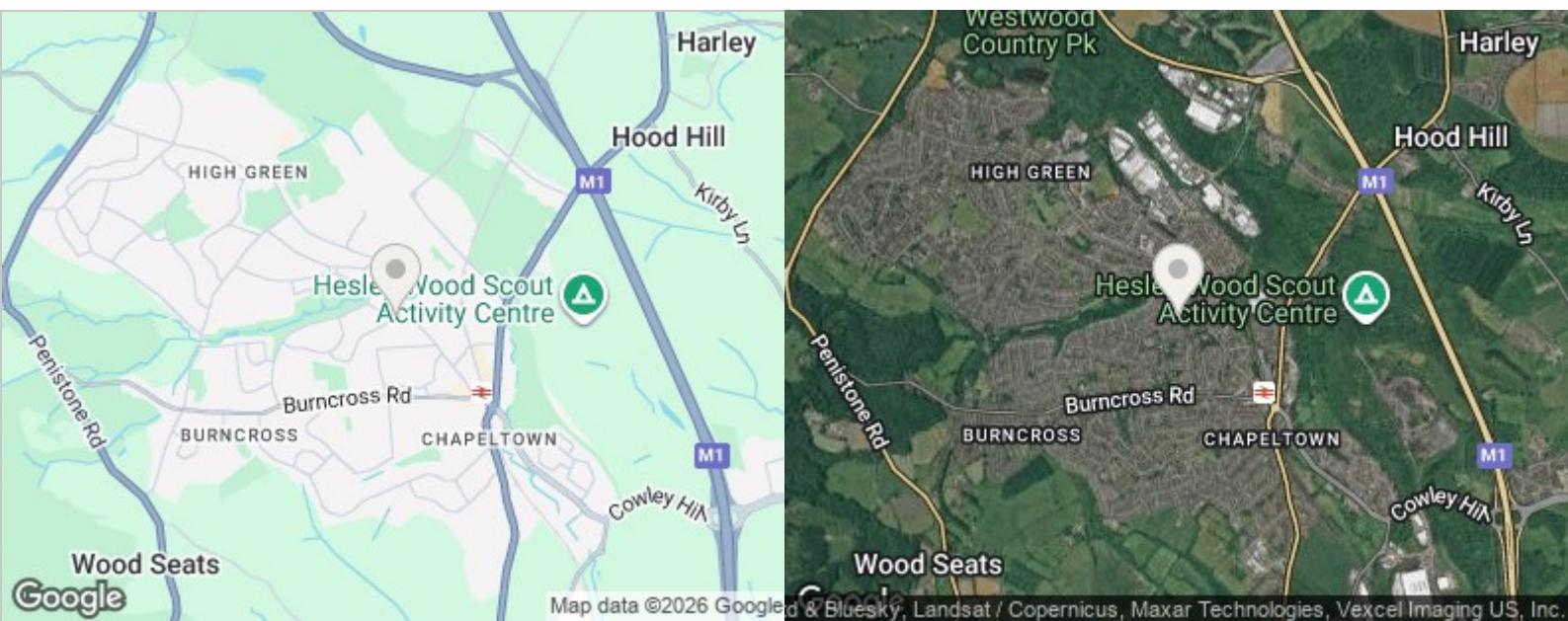


## Viewing

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



Tel: 0114 257 8999



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>

