



## Woodburn Drive

Chapeltown, S35 1YT

Guide Price £300,000 - £325,000



- BEAUTIFUL 2 BED DETACHED BUNGALOW
- MOVE STRAIGHT IN
- FULLY UPGRADED THROUGHOUT INCLUDING A NEW ROOF AND RE-WIRE
- STUNNING NEW BREAKFAST KITCHEN
- IMPRESSIVE MASTER SUITE WITH DRESSING AREA
- TASTEFUL FRESH DECOR THROUGHOUT
- PLENTY OF OFF ROAD PARKING AND GARAGE
- SUN DRENCHED, WELL LANDSCAPED GARDEN
- CLOSE TO AMENITIES AND THE M1
- COUNCIL TAX BAND C

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GUIDE PRICE £300,000 - £325,000. Nestled in the desirable area of Woodburn Drive, Chapeltown, Sheffield, this stunning detached 2 bed bungalow offers a perfect blend of modern living and comfort.

The house has been fully upgraded throughout, ensuring that every corner reflects contemporary style and functionality. The highlight of the home is the large master suite, which features a generous dressing area, with a wall of fitted wardrobes and vanity unit. The second bedroom is also well-proportioned, making it suitable for guests.

Outside, the property boasts a large driveway and a garage, offering convenient parking and additional storage options. The private garden is a true gem, meticulously maintained and perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Briefly comprising entrance porch, living room, dining room, stylish breakfast kitchen, master suite with dressing area, further double bedroom with fitted wardrobes, contemporary shower room and detached garage.

This home is ready for you to move straight in, allowing you to settle down without the hassle of renovations or repairs. With its excellent location and modern amenities, this property is a fantastic opportunity for anyone looking to enjoy a comfortable lifestyle in a peaceful neighbourhood. Don't miss the chance to make this beautiful house your new home.

## ENTRANCE PORCH

Through a composite glazed door leads into a convenient entrance porch, a great cloakroom area, comprising wall mounted radiator, telephone point and oak door leading into the living room.

## LIVING ROOM

15'3" x 13'1" (4.67 x 4)

A light and spacious living area, flooded in natural light through a large front facing uPVC bay window, hosting a charming granite fireplace with electric coal effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising aerial point, telephone point and wall mounted radiator. Door leads into the dining room.

## KITCHEN

13'6" x 9'3" (4.14 x 2.84)

A luxurious, contemporary breakfast kitchen, hosting an array of stone coloured wall and base units providing plenty of storage space, contrasting wood effect work surfaces and breakfast bar, inset cream one and a half bowl sink and drainer with mixer tap, inset ceramic hob with extractor above, integrated electric oven; microwave, dishwasher and washing machine, space for a tall fridge/freezer, wall mounted vertical white radiator, inset spotlights, laminate flooring, two uPVC windows and glazed uPVC stable door leads to the exterior. Internal door leads to a large store room/utility with fitted black work surface, Combi boiler, wall mounted radiator and laminate flooring.

## DINING ROOM

A generously sized dining area, that opens out from the kitchen, creating a great social space, comprising uPVC window, wall mounted radiator and leads off to the hallway, with doors leading to both bedrooms and bathroom.

## BEDROOM 1

12'7" x 7'4" (3.85 x 2.24)

An impressive master suite, boasting a large dressing area complete with fitted light wood wardrobes and vanity unit, also comprising aerial point, wall mounted radiator and uPVC window over looking the garden.

## DRESSING AREA

7'1" x 7'10" (2.16 x 2.4)

## BEDROOM 2

11'3" x 9'0" (3.45 x 2.76)

A further good sized, elegant double bedroom hosting a wall of fitted light wood wardrobes, comprising wall mounted radiator and rear facing uPVC window.

## BATHROOM

7'4" x 5'11" (2.24 x 1.82)

A fresh, modern shower room, fully tiled, comprising corner shower cubicle with electric shower, white gloss vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail, further wall mounted radiator, extractor fan and frosted uPVC window.

## GARAGE

22'2" x 12'5" (6.77 x 3.8)

Offering secure parking or that extra storage we all crave, complete with a handy electric roller shutter door, full alarm system, lighting, sockets, eaves storage and side door leading directly to and from the garden.

## EXTERIOR

The front of the property boasts great kerb appeal with an impressive moulded concrete 'drive in and out' walled driveway, extending further down the side of the house it offers off road parking for up to six cars if needed, also showcasing a neat lawned area with established trees and borders providing plenty of colour throughout the year. To the rear of the property is a beautifully landscaped and kept garden, sun drenched throughout the day, boasting a sizeable; two tier Indian stone patio area perfect for entertaining in the summer months, a neat lawn area with well stocked borders, outdoor tap and ambient wall lighting.

## Floorplan



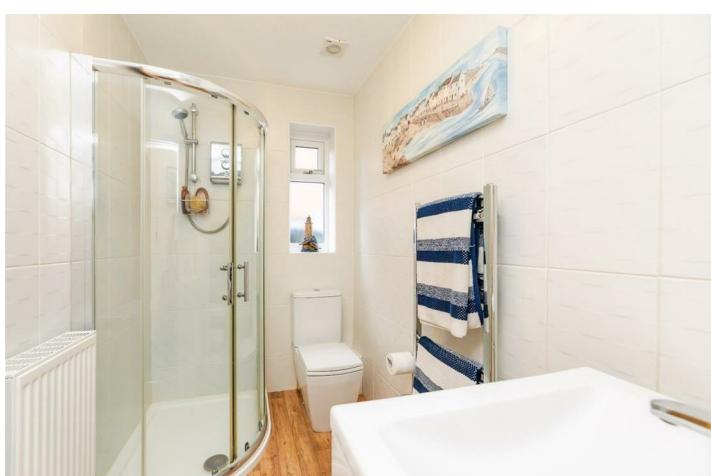
**Floor Plan**

**Garage**

Total floor area 101.7 sq.m. (1,095 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)

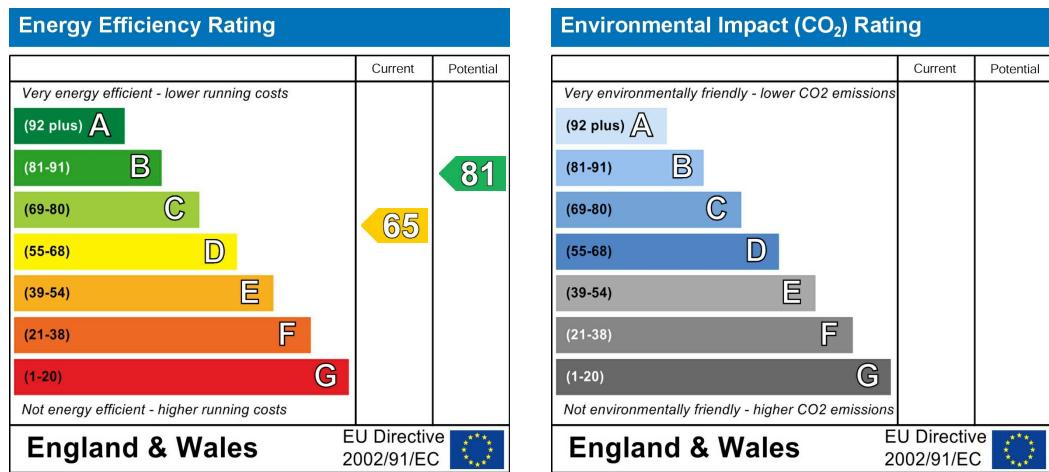




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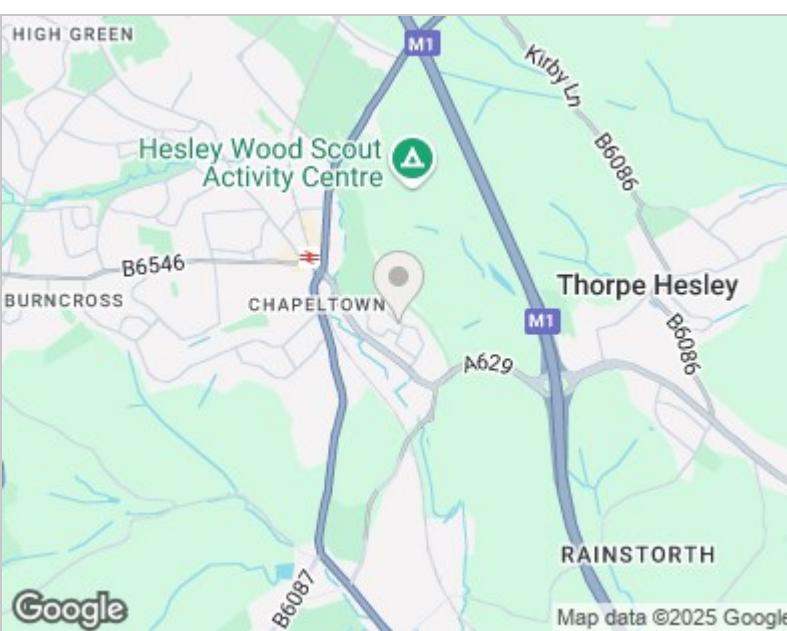
## Energy Efficiency Graph



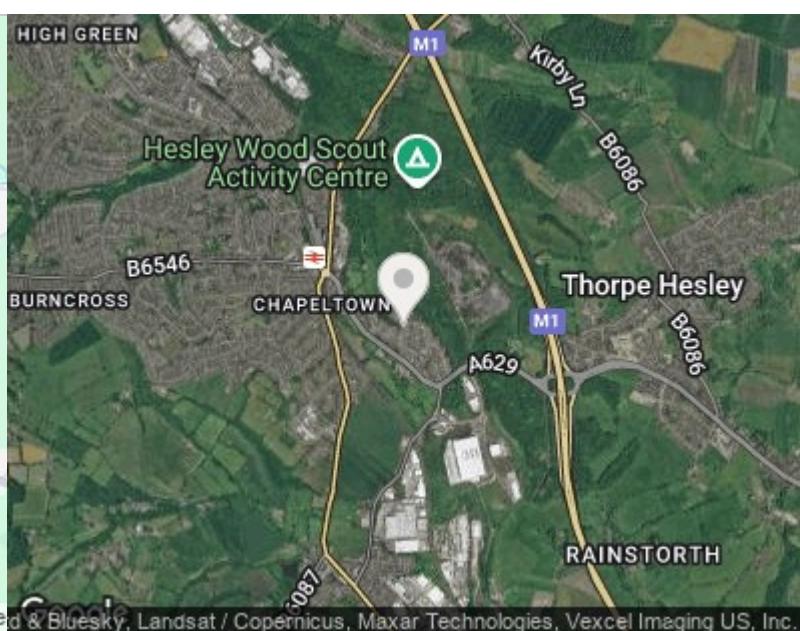
## Viewing

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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