



Ironstone Crescent

Chapeltown, S35 3XW

Offers In The Region Of £325,000 - £335,000



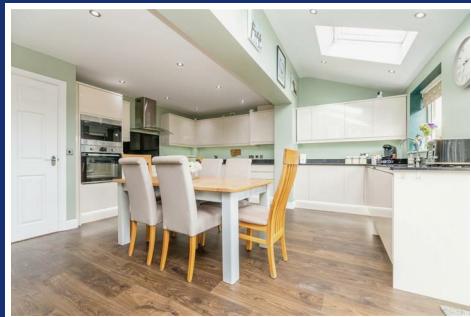
- 3 BED DETACHED
- GENEROUS DIMENSIONS THROUGHOUT
- TASTEFUL DECOR
- ELEVATED POSITION ON THE ESTATE
- GOOD COMMUTER LOCATION

- EXTENDED
- 3 CONTEMPORARY BATHROOMS
- BEAUTIFUL GARDEN AND VERANDAH
- LARGE CORNER PLOT
- COUNCIL TAX BAND D

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Step inside this immaculate 3 bed detached home, boasting a large elevated corner plot and impressive kitchen/diner extension, situated on Ironstone Crescent in the popular commuter area of Chapeltown.

Located on a sought-after estate, walking distance to an array of amenities, surrounded by reputable schools, minutes away from the M1, close to the nearby train station and with direct roads leading to Sheffield, Rotherham and Barnsley.

This property boasts a stylish kitchen/diner extension, generous dimensions throughout, on trend bathrooms, a recently fitted Combi boiler, a beautiful well landscaped garden where you can relax and unwind and ample off road parking with a gated driveway and detached garage featuring an electric roller shutter door for ease and extra security.

Briefly comprising entrance hall, downstairs WC, living room, kitchen/diner, master bedroom, ensuite shower room, two further bedrooms and family bathroom. Don't miss the opportunity to make this lovely property your own...book your appointment today!

ENTRANCE HALL

Through a glazed composite door leads into a roomy entrance hall, a great impression on any guest, comprising laminate flooring, wall mounted radiator, uPVC window, stairs rising to the first floor and doors leading to the downstairs WC, living room and kitchen.

DOWNSTAIRS WC

A handy addition to any busy household comprising white gloss vanity unit with granite top and inset ceramic sink, low flush WC, wall mounted chrome heated towel rail, extractor fan, inset spots and frosted uPVC window.

LIVING ROOM

17'8" x 10'9" (5.4 x 3.3)

A sumptuous living room, decorated in calming neutral tones, hosting a sleek cream fireplace with electric stove creating a great focal point to the room and cosy feel in the wintry months, also comprising laminate flooring, two wall mounted radiators, two uPVC windows, aerial point and telephone point.

KITCHEN/DINER

16'4" x 16'4" (5 x 5)

An impressive, light and airy, extended kitchen/diner, a great family hub or social space, drenched in natural light through a large rear facing uPVC window, two Velux windows and bi-fold doors opening out onto an Indian stone verandah. The stylish kitchen boasts an array of cream gloss wall and base units providing ample storage space, luxurious black granite work surfaces, inset stainless steel one and a half bowl sink with carved drainer, inset stainless steel five ring gas hob with extractor hood above, further integrated appliances include; electric oven, microwave, dishwasher, washing machine and wine cooler, under counter space and plumbing for a dryer, space for an America style fridge/freezer, inset spots, wall mounted Victorian style black radiator and laminate flooring.

BEDROOM 1

11'5" x 11'1" (3.5 x 3.4)

An elegant master bedroom hosting a wall of fitted wardrobes, wall mounted radiator, uPVC window and door leading to the ensuite shower room.

ENSUITE SHOWER ROOM

A sleek shower room, tiled in grey tones, comprising shower cubicle, dark grey vanity unit with granite worktop

and inset ceramic sink, low flush WC, wall mounted chrome heated towel rail, laminate flooring, extractor fan, spotlights and frosted uPVC window.

BEDROOM 2

11'1" x 11'1" (3.4 x 3.4)

A further good sized double bedroom, currently used as a home office, hosting a wall of mirrored wardrobes, wall mounted radiator, telephone point and rear facing uPVC window.

BEDROOM 3

9'10" x 8'2" (3 x 2.5)

A good sized single bedroom, nursery or home office, comprising wall mounted radiator, aerial point and rear facing uPVC window.

BATHROOM

6'6" x 6'6" (2 x 2)

A generously sized family bathroom, fully tiled in grey tones, comprising bath with shower tap, light grey vanity unit with inset ceramic sink, low flush WC, wall mounted chrome heated towel rail, tiled flooring, under floor heating, extractor fan, inset spotlights and frosted uPVC window.

GARAGE

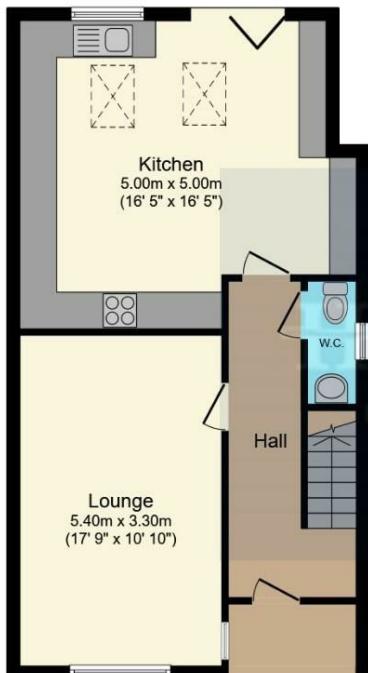
18'8" x 9'10" (5.7 x 3)

Offering secure parking or that extra storage we all crave, comprising electric roller shutter door, lighting and sockets. In front of the garage is a sizeable gated driveway, providing further off road parking with steps leading directly up to the house.

EXTERIOR

Step out of the kitchen onto a raised Indian stone verandah with glass balustrade and a long view over to the local woodland. Down some steps leads to an extensive two tiered Indian stone patio perfect for entertaining in the summer months, a well manicured lawn, colourful well stocked borders, further decked area to the side of the house leading to a shed for handy outdoor storage, also comprising outdoor lighting, sockets and hot and cold taps.

Floorplan



Ground Floor



First Floor



Garage

Total floor area 120.2 m² (1,293 sq.ft.) approx

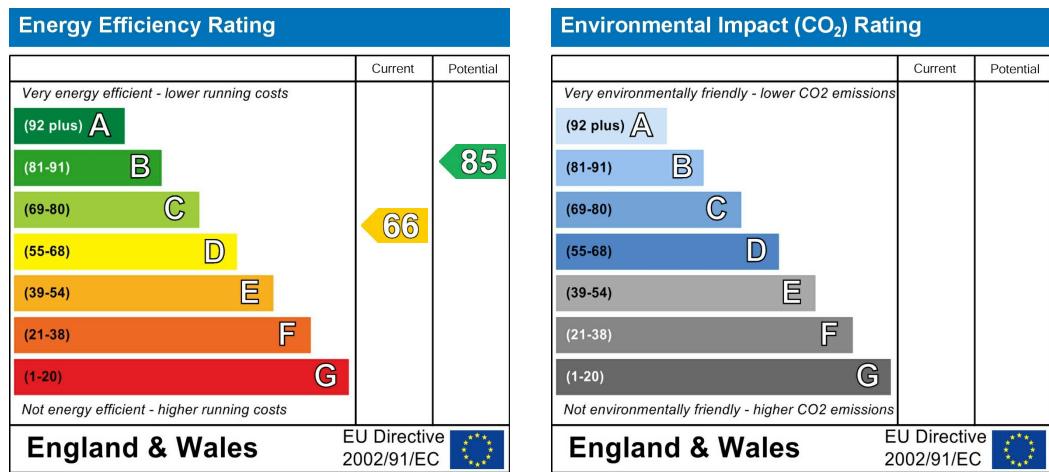
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







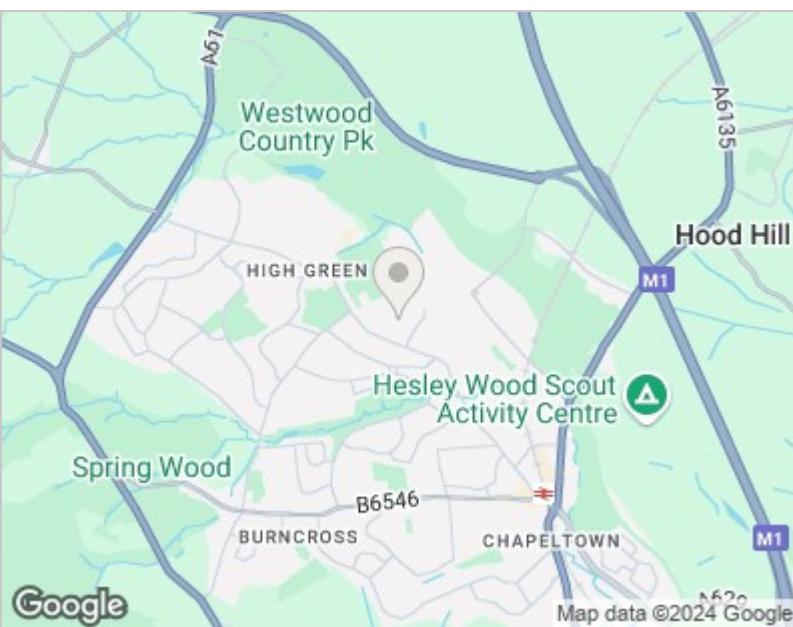
Energy Efficiency Graph



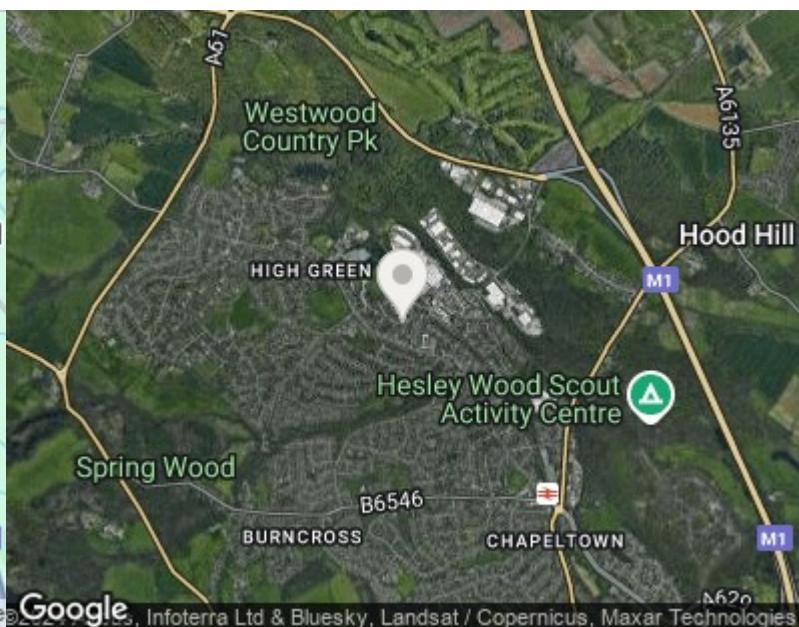
Viewing

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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