

HUNTERS[®]

HERE TO GET *you* THERE



Wheel Lane

Grenoside, Sheffield, S35 8RN

Asking Price £465,000



Council Tax: D



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ENTRANCE HALLWAY

Through a glazed composite door leads into a small porch/cloakroom area, perfect for muddy paws or wellies, step through a further glazed door leads into a welcoming and spacious entrance hallway, comprising large under stairs storage cupboard, laminate flooring, wall mounted radiator, telephone point and stairs rising to the first floor.

LIVING ROOM

13'0 x 12'11 (3.96m x 3.94m)

A enchanting formal sitting room, basked in natural light through a large front facing uPVC bay window that also hosts a comfy window seat, an attractive resin fireplace with log burner gives a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator and aerial point.

LIVING ROOM/DINING ROOM

28'4 x 20'2 (at widest points) (8.64m x 6.15m (at widest points))

A magnificent, sizeable, light and airy, versatile extension provides the perfect family hub or social space withing this house, drenched in natural light through four skylights and bi-fold doors across the back of the extension bringing the outdoors in and framing the garden perfectly all year round, also comprising laminate flooring, under floor heating, inset spotlights, aerial point and all opening out into the kitchen area.

KITCHEN AREA

A luxurious bespoke, custom made kitchen, offering an array of Walnut wall and base units providing plenty of storage space; with contrasting durable black granite work surfaces, a large matching island

completes the kitchen, boasting inset stainless steel sink with carved drainer, inset Siemens 5 ring induction hob, integrated wine cooler, American style fridge/freezer, integrated Siemens double oven, Siemens dishwasher, laminate flooring, under floor heating and inset spotlights.

DOWNSTAIRS BATHROOM

7'9 x 7'4 (2.36m x 2.24m)

A handy addition to any busy household, this contemporary, fresh downstairs bathroom comprises large double walk in shower cubicle with drench shower, white gloss vanity unit with inset ceramic sink, low flush WC, chrome wall mounted heated towel rail, tiled flooring, under floor heating and frosted uPVC window.

UTILITY ROOM

7'4 x 5'7 (2.24m x 1.70m)

Hosting the wall mounted Combi boiler, plumbing for a washing machine, tiled flooring, under floor heating, inset spotlights and uPVC glazed window.

LANDING

A roomy landing comprising uPVC window, loft hatch and doors leading to all bedrooms and bathroom.

BEDROOM 1

13'1 x 12'11 (3.99m x 3.94m)

An elegant master bedroom, hosting two uPVC windows, telephone point and wall mounted radiator,

BEDROOM 2

11'8 x 11'5 (3.56m x 3.48m)

A sumptuous second double bedroom comprising rear facing uPVC window over looking the garden and wall mounted radiator.

Tel: 0114 257 8999

BEDROOM 3

7'8 x 6'10 (2.34m x 2.08m)

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

BATHROOM

8'4 x 7'4 (2.54m x 2.24m)

A generously sized, serene bathroom, tiled in natural tones, comprising bath with telephone tap, separate glass shower cubicle with drench shower, white pedestal sink, low flush WC, chrome wall mounted heated towel rail, tiled floor, inset spotlights and two frosted uPVC windows.

EXTERIOR

To the front of the property is an extensive block paved driveway adorned with well stocked flower beds and well established hedges and trees. To the rear of the property is beautifully kept, well landscaped, fully enclosed, colourful, south facing garden, a Yorkshire stone pathway winds past a neat lawn shaded with a large apple tree, a sunken pond, leading to a sizable, sun drenched patio area, perfect for entertaining in the summer months, a shed with electric offers must have outdoor storage,

all complete with outdoor tap and lighting that showcases the garden brilliantly into and throughout the evening.



Road Map



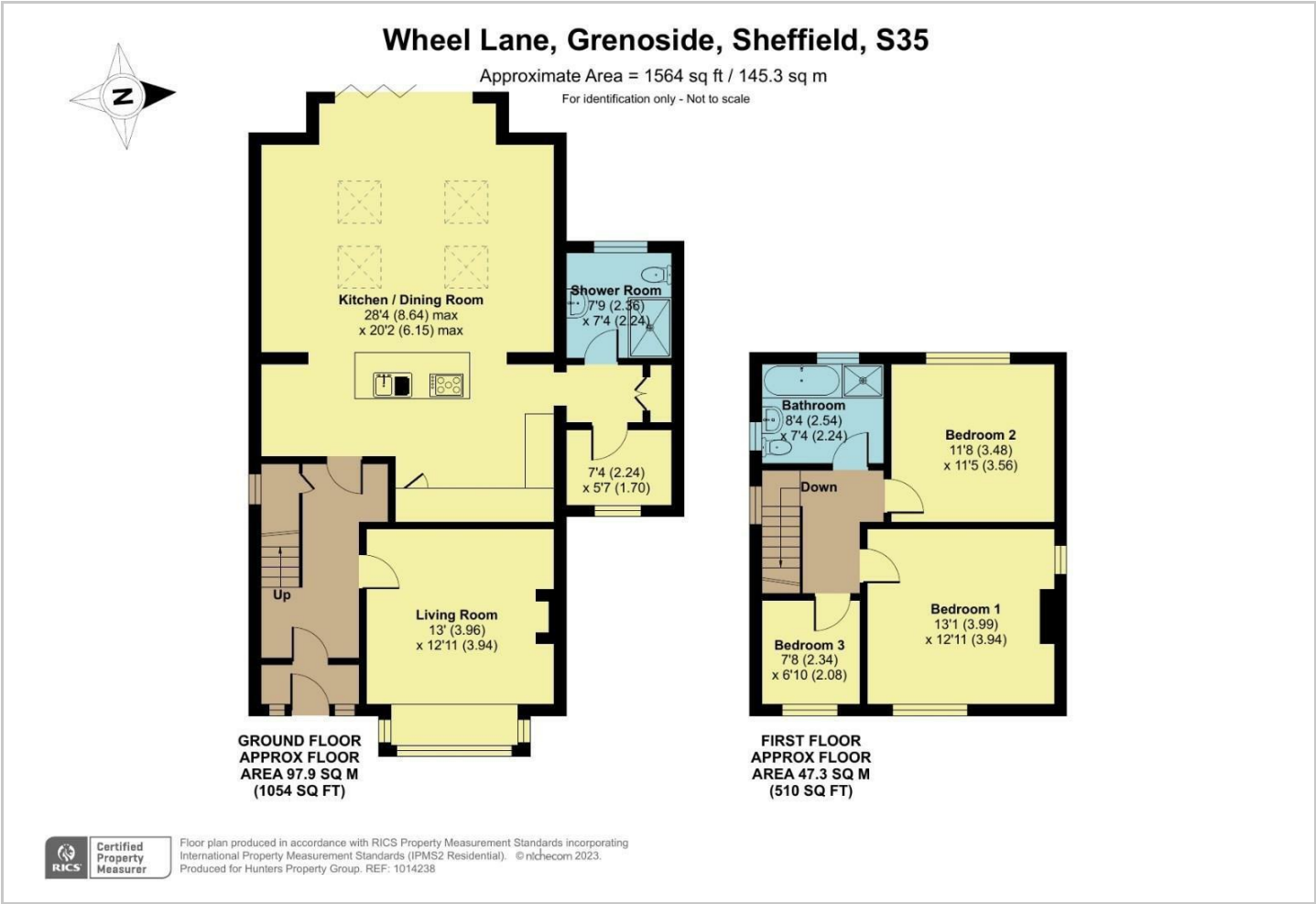
Hybrid Map



Terrain Map



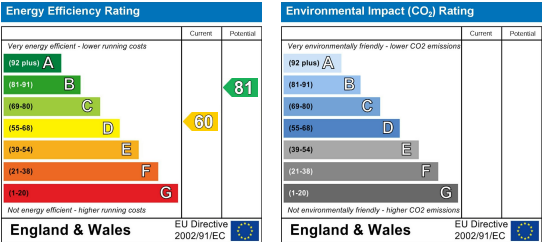
Floor Plan



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.

Energy Efficiency Graph



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.