

# HUNTERS<sup>®</sup>

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## Mountbatten Drive

Burncross, Sheffield, S35 1WF

GUIDE PRICE Guide Price £270,000  
- £280,000



- 3 BED SEMI DETACHED
- SPACIOUS DIMENSIONS THROUGHOUT
- DOUBLE GARAGE AND DRIVEWAY
- READY AND WAITING FOR YOU TO PUT YOUR STAMP ON IT
- CLOSE TO AN ARRAY OF AMENITIES
- NO UPWARD CHAIN
- LARGE CORNER PLOT
- MODERN FIXTURES AND FITTINGS
- GOOD COMMUTER LOCATION
- COUNCIL TAX C

Tel: 0114 257 8999

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**GUIDE PRICE** Guide Price £270,000 - £280,000



NO UPWARD CHAIN , GUIDE PRICE £270,000 - £280,000, Nestled in the desirable area of Burncross, Sheffield, this charming semi-detached house on Mountbatten Drive presents an excellent opportunity for families and individuals alike. With no upward chain, this property is ready for you to move in and make it your own.

The house boasts a generous layout, featuring one reception room that offers a welcoming space for relaxation and entertainment. The three double bedrooms provide ample accommodation, ensuring comfort for all family members or guests. Additionally, the property includes two well-appointed bathrooms, enhancing convenience for daily living.

One of the standout features of this home is the spacious dimensions throughout, allowing for a variety of furnishing options and personal touches. There is also significant scope to reconfigure the layout to suit your lifestyle needs, making it a perfect canvas for those looking to add their own flair.

Parking is a breeze with space available for up to four vehicles and double garage, a rare find in many urban settings. The great location further enhances the appeal, with local amenities, schools, and parks within easy reach, making it an ideal choice for families.

Briefly comprising Entrance porch , living / dining room, breakfast kitchen, utility, double garage , master bedroom, bedroom two, bedroom 3, w/c, family bathroom.

In summary, this semi-detached house on Mountbatten Drive is a fantastic opportunity to secure a spacious and versatile home in a sought-after area of Sheffield. With its attractive features and potential for personalisation, it is not to be missed.

## ENTRANCE PORCH

Through a composite door leads into entrance hallway, comprising tiled flooring and glazed door leading in to living room / dining room.

## LIVING ROOM

13x'1 x 12'10 (3.96mx'0.30m x 3.91m)

A spacious living area with a large bay uPVC window drenching the room in natural light ,a modern electric wall mounted fireplace with log effect fire giving a great focal point to the room and cosy feel in the wintry months, aerial point, laminate flooring. The living room flows seamlessly through to the dining area comprising uPVC patio doors leading to the rear.

## BREAKFAST KITCHEN

16'1 x 9'10 (4.90m x 3.00m)

A spacious breakfast kitchen, hosting an array of light grey wooden wall and base units, contrasting work surfaces and breakfast bar, inset cream sink and drainer with mixer tap, freestanding gas hob and oven, extractor hood above, under counter space and plumbing for a dishwasher, under counter space for fridge, tiled flooring, spot lights ,uPVC windows and door leading into the utility room.

## UTILITY

12'6 x 8'6 (3.81m x 2.59m)

Comprising cream effect work surface, cream sink with chrome mixer tap ,under counter space and plumbing for washing machine, dryer and space for fridge/freezer also comprising lighting, sockets and uPVC patio doors ,window and uPVC side door.

## MASTER BEDROOM

12'10 x 10'6 (3.91m x 3.20m)

A large double bedroom flooded in natural light through a large front facing uPVC window, a wall of built in wardrobes and tv aerial.

## BEDROOM 2

12'10 x 8'10 (3.91m x 2.69m)

A further good sized double bedroom, built in wardrobes, comprising large uPVC window overlooking the garden.

## BEDROOM 3

10'2 x 9'2 (3.10m x 2.79m)

A large single bedroom, nursery or home office and uPVC window to the front.

## BATHROOM

7'7 x 7'3 (2.31m x 2.21m)

Generously sized family bathroom, comprising shower tray with electric shower separate bath with chrome taps , built in vanity unit with large inset ceramic sink, wall mounted chrome heated towel rail, tiled flooring, storage cupboard housing wall mounted air flow boiler and frosted uPVC windows.

## W/C

A handy addition to any busy household separate toilet to the main bathroom, fully tiled in slate effect , tiled flooring and frosted uPVC window.

## GARAGE 1

21'4 x 13'1 (6.50m x 3.99m)

Offering that extra storage we all crave or secure off road parking, this substantial double garage boasts two up and over garage doors, glazed uPVC side window, with lighting and sockets throughout.

## GARAGE 2

17'9 x 7'7 (5.41m x 2.31m)

## EXTERIOR

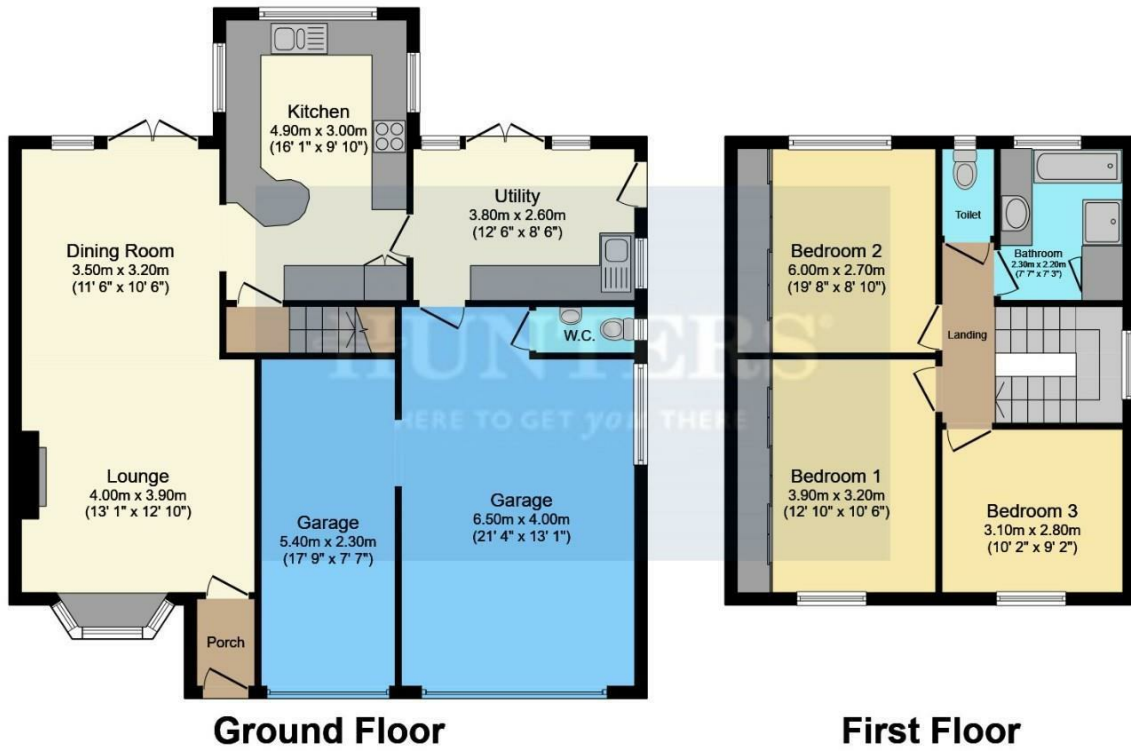
Occupying a prime corner position this impressive home enjoys exceptional kerb appeal, with established hedges, outdoor lighting , a sizeable driveway providing plenty of off road parking. To the rear of the property is a fully enclosed, sun drenched, extensive, well landscaped garden .The garden is mainly laid to lawn with a block paved patio area perfect for entertaining in the summer months, well stocked flower beds adding splashes of colour throughout the year, floodlight lighting and an outside tap.

## DINING ROOM

11'06 x 10'6 (3.51m x 3.20m)

A sumptuous dining room, comprising rear facing uPVC patio doors, laminate flooring.

# Floorplan



**Ground Floor**

**First Floor**

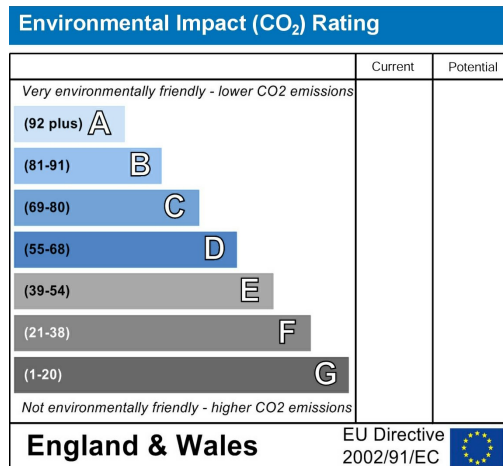
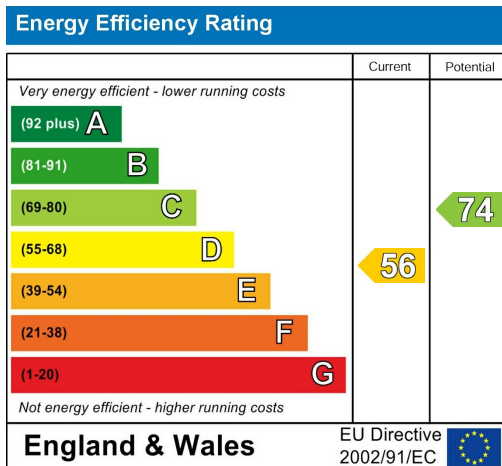
Total floor area 149.7 sq.m. (1,611 sq.ft.) approx

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 propertybox.io





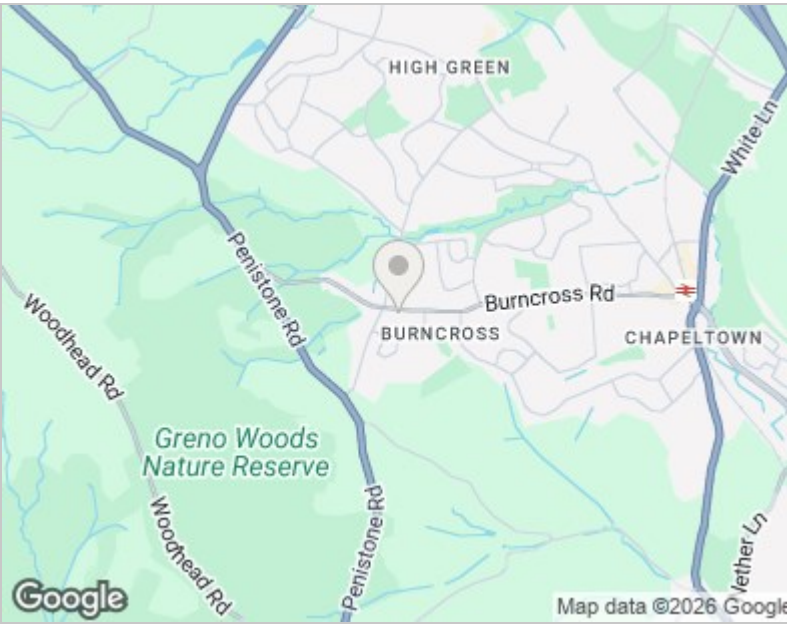
## Energy Efficiency Graph



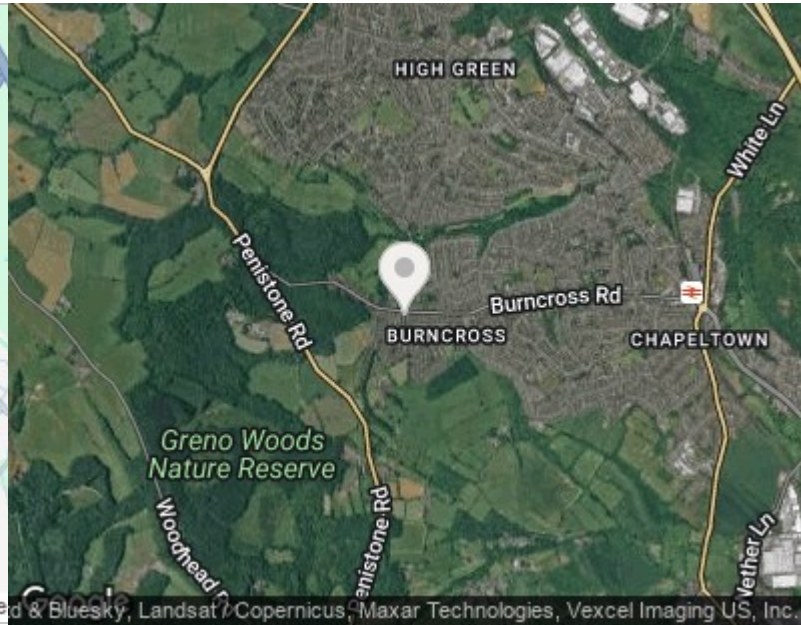
## Viewing

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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