HUNTERS®

HERE TO GET *you* THERE

Hall Wood Road

Chapeltown, Sheffield, S35 1TR

Asking Price £685,000 - £725,000

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- 4 DOUBLE BED DETACHED
- IMPRESSIVE FAMILY HOME WITH NO COMPROMISE
- STYLISH KITCHEN AND BATHROOMS
- TASTEFUL DECOR THROUGHOUT
- GOOD COMMUTER LOCATION
- IDYLIC WOODLAND BACK DROP
- PLENTY OF LIVING SPACE TO SUIT YOUR EVERY NEED
- GENEROUS DIMENSIONS THROUGHOUT
- STUNNING, CASCADING GARDENS
- COUNCIL TAX BAND F

Tel: 0114 257 8999

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SEEING IS BELIEVING!! Nestled on Hall Wood Road in the leafy area of Burncross, Sheffield, this splendid detached house offers an exceptional living experience. With four generously sized double bedrooms, this property is perfect for families or those seeking ample space for guests. The home boasts four well-appointed reception rooms, providing a variety of options for relaxation, entertainment, a guest suite or even a home office.

The heart of the home is undoubtedly the beautiful and stylish kitchen, which is designed to cater to both culinary enthusiasts and casual cooks alike. The bathrooms are equally impressive, featuring modern fixtures and finishes that enhance the overall appeal of the property.

Surrounding the house are magnificent gardens that create a serene outdoor retreat, complete with a picturesque woodland backdrop. This tranquil setting is ideal for enjoying the fresh air, hosting gatherings, or simply unwinding after a long day.

In addition to its stunning features, this property is situated in a great commuter location, only a few minutes away from the M1 and with direct access to the city centre, hospitals, Rotherham and Barnsley. making it convenient for those who travel for work or leisure. Furthermore, residents will find themselves close to a variety of amenities, including pubs, shops and a sports centre, ensuring that daily needs are easily met.

Briefly comprising entrance hall, downstairs WC, living room opening out into the dining room, breakfast kitchen, utility room, two further family rooms/home offices, master bedroom with ensuite bathroom, three further double bedrooms, family bathroom and integral garage.

This delightful home combines style, an abundance of space, and a prime location, making it a wonderful opportunity for anyone looking to settle in North Sheffield. Don't miss the chance to make this remarkable property your own....book your viewing today!

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ENTRANCE HALLWAY
Through a glazed uPVC door leads into a roomy entrance hall creating a great impression on any guest, a front porch area offers a great cloakroom space and stop gap for muddy paws or wellies, comprising oak flooring, wall mounted grey radiator, built in cloakroom/storage cupboard, telephone point and opening out into the breakfast kitchen.

DOWNSTAIRS WC
A handy addition to any busy household, hosting modern dark wood built in vanity units with inset sink and low flush WC, black work surfaces, wall mounted chrome heated towel rail, tiled flooring and frosted uPVC window.

LIVING ROOM
17'7" x 11'10" (5.38 x 3.63)
A sumptuous living room, hosting a charming limestone fireplace with gas coal effect fire giving a great focal point to the room and cosy feel in the wintry months, the room is drenched in natural light through a large front facing uPVC bay window, also hosting ambient wall lighting, wall mounted radiator, aerial point and large archway opening out into the dining area, creating a great social/family space.

DINING AREA
11'10" x 8'9" (3.63 x 2.69)
A generously sized dining area comprising wall mounted radiator and sliding uPVC patio doors opening out on the outdoor sunken walled patio.

KITCHEN
18'11" x 11'5" (5.77 x 3.48)
A superb breakfast kitchen hosting an array of sleek matt grey wall and base units offering plenty of storage space, luxurious marble work surfaces, island and breakfast bar, inset composite one and a half bowl sink and drainer with brushed chrome mixer tap, inset 4 ring induction hob with gas ring and pop up downdraft extractor fan, the kitchen offers an array of integrated appliances including; double electric up and under oven & grills, microwave, tall fridge, tall freezer, dishwasher and wine cooler, also comprising inset spots, over counter lighting, tiled flooring, uPVC window over looking the garden and open archway leading into the utility room.

UTILITY ROOM
10'0" x 7'4" (3.05 x 2.26)
A large utility room, hosting matching units and work surfaces to the kitchen, inset composite sink and drainer, under counter space and plumbing for both washing machine and dryer, wall mounted radiator, tiled flooring, inset spots, uPVC window and composite glazed door leading directly out onto the gardens.

SUN ROOM/OFFICE
13'10" x 8'0" (4.24 x 2.46)
Currently used as a further sitting/TV room, but could be used as a home office if needed, comprising oak flooring, wall mounted radiator, aerial point and uPVC window.

SUNKEN FAMILY ROOM/GUEST SUITE
17'10" x 9'1" (5.46 x 2.77)
Converted from half of the garage, this versatile room is currently used as a family room, but some of the space could be used to create an ensuite and could be therefore transformed into a guest suite, or could be used as a games room, yoga room or gym, the possibilities are endless! The quirky sunken room is accessed down an oak staircase and comprises two Velux windows, laminate flooring, wall mounted contemporary vertical lattice style radiator, inset spot lights, aerial point and door leading into the garage.

LANDING
A light and airy gallery style landing, where the dog leg staircase takes you past a floor to ceiling uPVC window flooding the space in natural light, also comprising loft hatch with fitted ladders leading to a partially boarded loft with lighting, inset spotlights and doors leading to all bedrooms and bathroom.

MASTER BEDROOM
18'11" x 11'6" (5.79 x 3.51)
An elegant master bedroom boasting two walls of fitted white wardrobes with vanity space offering that extra storage space we all crave, atmospheric wall lights, wall mounted radiator, uPVC window over looking the garden and woodland beyond and hidden doors through the wardrobe lead to the spectacular ensuite.

ENSUITE BATHROOM
10'9" x 9'10" (3.3 x 3)
An exquisite monochrome ensuite bathroom, fully tiled in marble effect tiles, hosting a lavish sunken corner bath with telephone tap, large walk in stylish matt black framed glass shower cubicle with drench shower, an expansive white vanity unit with inset sink and low flush WC, shaver point, inset spots, extractor fan and frosted uPVC window.

BEDROOM 2
16'2" x 14'0" (4.93 x 4.27)
A spacious double bedroom hosting an array of dark wood wardrobes and drawers, also comprising wall mounted radiator, aerial point, two dual aspect uPVC windows and additional wall lighting.

BEDROOM 3
13'8" x 12'0" (4.17 x 3.66)
A beautiful double bedroom, comprising laminate flooring, white fitted wardrobes with vanity station and drawers, wall mounted radiator and uPVC window with a spectacular view of the garden.

BEDROOM 4
12'11" x 12'0" (3.96 x 3.66)
A well presented fourth double bedroom comprising white fitted wardrobes and vanity station, aerial point, wall mounted radiator and uPVC bay window.

FAMILY BATHROOM
A considerably sized contemporary family bathroom, fully tiled in monochrome tones, comprising corner bath, corner shower with plumbed in shower, a wall of white vanity units with inset sink and low flush WC, wall mounted chrome heated towel rail, shaver point, extractor fan, inset spots and frosted uPVC window.

GARAGE
18'0" x 8'11" (5.49 x 2.74)
Offering secure off road parking or that extra storage space we all need, comprising up and over door, eaves storage, lighting and sockets throughout, two uPVC windows and rear glazed uPVC door leading directly to the garden.

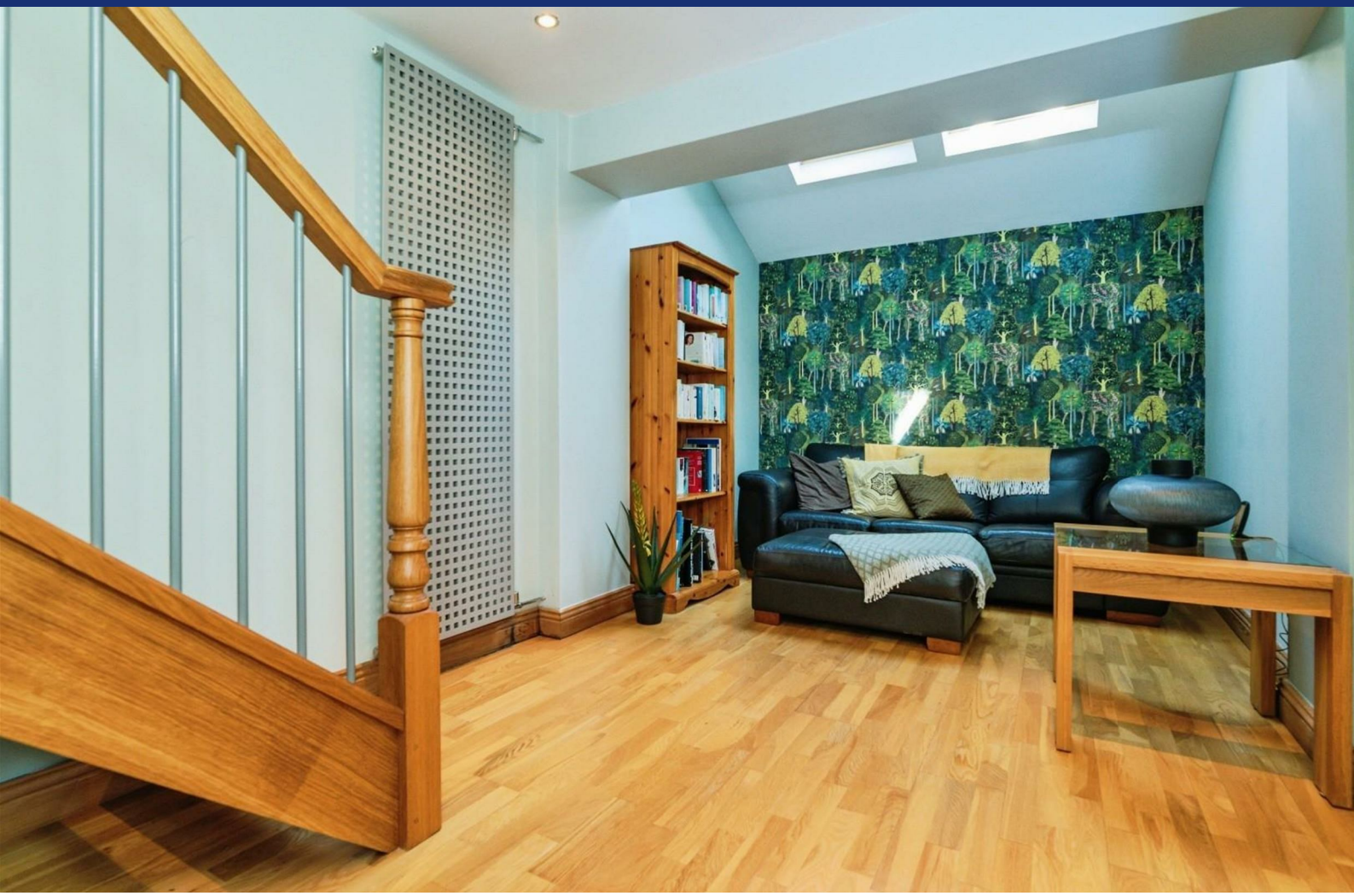
EXTERIOR
The front of the property boasts great kerb appeal, with its elevated position, it definitively makes a statement! Ample off road parking is provided on a double driveway with Indian stone steps leading to an inviting quaint terrace. A neat lawn surrounded by established flower beds and leafy trees add to its appeal all year round. To the rear for the property is a captivating, cascading, well landscaped garden which leaves little to be desired. Showcasing well kept lawn areas, stunning well stocked borders adding splashes of colour throughout annually, raised vegetable beds and four separate patio areas, perfect for chasing the sun and entertaining in the summer months, dotted with sockets and lighting, an outdoor tap and a gateway in the back fence leading directly into the woods for that extra breath of fresh air!

Floorplan

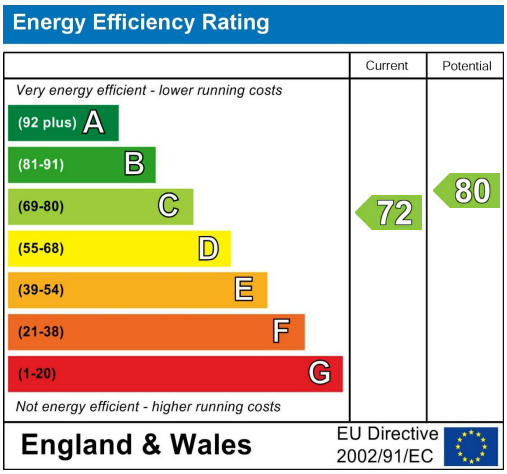
Ground Floor **First Floor**

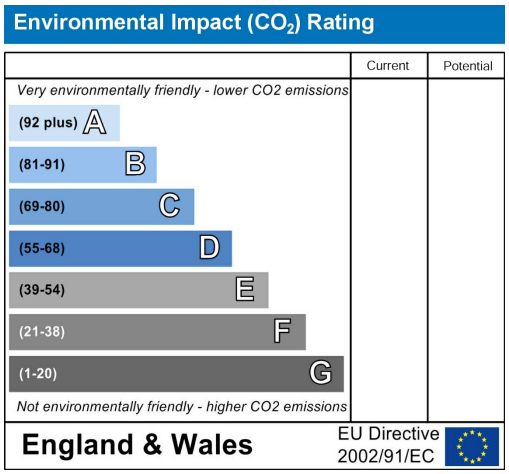
Total floor area 230.1 sq.m. (2,477 sq.ft.) approx

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

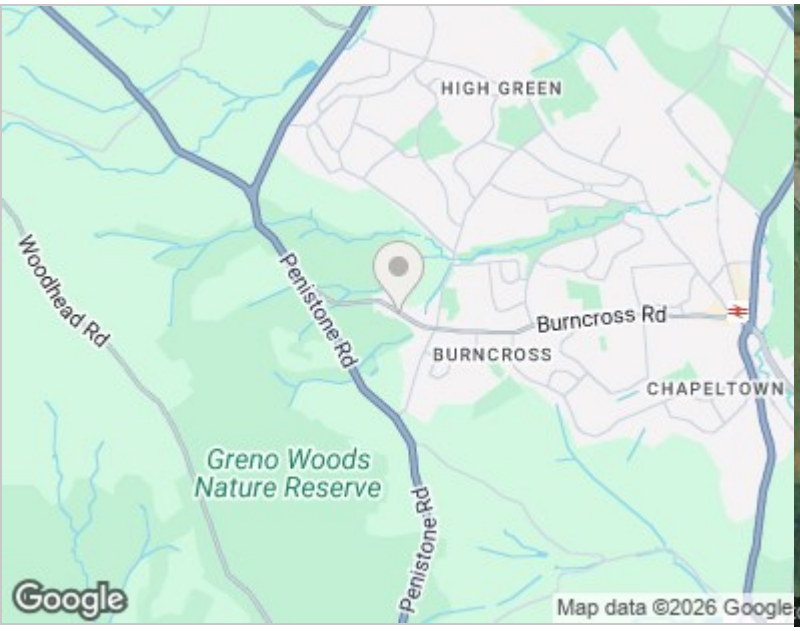




Viewing

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

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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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The Property Ombudsman