



## Park View Road

Chapelton, Sheffield, S35 1WL

Guide Price £500,000

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- 4 BED DETACHED
- WELL MAINTAINED THROUGHOUT
- LAVISH AND STYLISH BATHROOMS
- IMPRESSIVE REAR GARDEN
- CLOSE TO AMENITIES AND M1

- EXTENDED
- BEAUTIFUL KITCHEN
- POSSIBILITY TO CREATE AN ANNEX
- SCOPE TO RECONFIGURE
- COUNCIL TAX BAND D

# Park View Road

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Guide Price £500,000



GUIDE PRICE £500,000 - £525,000! Nestled on the sought after Park View Road in Chapelton, Sheffield, this impressive 4 bed detached family home offers a perfect blend of space, comfort, and potential. Boasting four generously sized bedrooms and three well-appointed bathrooms, including a lavish main bathroom featuring a stunning freestanding bath, this property is designed for modern family living.

The home is extended, providing ample living space across three reception rooms, allowing you to tailor the layout to suit your family's needs and the possibility of creating a single storey annex if desired. Whether you envision a cosy family lounge, a formal dining area, or a playroom for the children, the possibilities are endless.

Step outside to discover a beautifully landscaped garden, complete with an array of patios, an artificial lawn, and an impressive pond with a tranquil waterfall, creating a serene outdoor retreat. This space is perfect for entertaining guests or enjoying quiet moments with family.

The location is equally appealing, situated within walking distance to local amenities and the train station, ensuring easy access to the wider Sheffield area. For those who commute, the property is just minutes away from the motorway, making travel a breeze. Additionally, the home is surrounded by outstanding schools, making it an ideal choice for families.

Briefly comprising entrance hall, living room, dining room, breakfast kitchen, utility room, downstairs shower room, sun room, master bedroom, three further good sized bedrooms, WC, family bathroom and garage.

With the potential to create an annex, this large family home is not only a wonderful place to live but also offers exciting opportunities for future development. Don't miss the chance to make this exceptional property your own.

## ENTRANCE HALLWAY

Through glazed uPVC French doors leads into a small porch area, perfect for muddy paws or wellies, through a glazed solid wooden door then leads into a roomy entrance hall, creating a great impression on any guest, hosting decorative tiled floor, wall mounted radiator, telephone point, stairs rising to the first floor and glazed uPVC door leading to the garden.

## LOUNGE

19'9" x 9'10" (6.02 x 3.01)

A sumptuous living area boasting an exquisite and contemporary black granite fireplace with gas coal effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising ambient wall lights, two wall mounted radiators, aerial point, front facing uPVC bay window and rear facing uPVC French doors opening out directly onto the patio.

## DINING ROOM

11'9" x 9'11" (3.6 x 3.04)

A sizeable, light and airy formal dining room that could also make a great home office or playroom, comprising large front facing uPVC bay window and wall mounted radiator.

## BREAKFAST KITCHEN

17'0" x 10'1" (5.2 x 3.09)

A spacious and modern breakfast kitchen, hosting an array of solid wood wall and base units providing plenty of storage space, luxurious black granite work surfaces, over counter inset spot lights, inset stainless steel one and a half bowl sink and carver drainer with mixer tap, inset stainless steel 5 ring Smeg gas hob with extractor hood above, integrated Smeg oven and grill, other integrated appliances include: microwave, tall fridge/freezer and dishwasher, solid wood flooring, wall mounted radiator, aerial point and two uPVC windows. Steps leads down to a utility area, WC and sun room.

## UTILITY ROOM

10'5" x 6'6" (3.18 x 2)

A great additional space alongside the kitchen, hosting white base units with contrasting black work surfaces, inset stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine, dryer and further appliances if needed, laminate flooring, wall mounted radiator, inset spots and loft hatch leading to a loft space.

## DOWNSTAIRS SHOWER ROOM/WC

A great addition to any busy household, this stylish shower room is fully tiled in textured grey tiles with marble tiles around the the shower, comprising glass shower cubicle with electric shower, white gloss vanity unit with inset sink, low flush WC, inset spotlights and extractor fan.

## STUDY

16'3" x 8'3" (4.96 x 2.52)

Offering that extra living space we all crave, and with the shower room and utility on the same floor it does give an easy option to create an annex if needed, the room comprises laminate flooring, wall mounted radiator, aerial point, uPVC window and uPVC French doors opening out onto the patio, creating a great social space.

## LANDING

Comprising uPVC window, loft hatch with fitted ladders leading to a partially boarded loft with lighting and doors leading to all bedrooms and bathrooms.

## BEDROOM 1

13'6" x 10'2" (4.14 x 3.11)

An elegant master bedroom boasting a wall of mirrored wardrobes, fitted grey vanity unit and drawers, fitted bed head with side table and fitted lights, aerial point, wall mounted radiator, inset spotlights and two uPVC windows.

## BEDROOM 2

9'10" x 9'7" (3.02 x 2.93)

A good sized double bedroom comprising laminate flooring, wall mounted radiator, aerial point and uPVC window.

## BEDROOM 3

9'7" x 9'1" (2.93 x 2.77)

A further double bedroom comprising laminate flooring, wall mounted radiator, aerial point and uPVC window.

## BEDROOM 4

9'10" x 7'0" (3.01 x 2.14)

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

## BATHROOM

16'6" x 7'1" (5.03 x 2.17)

A lavish, generously sized family bathroom, fully tiled in marble tones, it is a great place to unwind, hosting a white slipper style freestanding bath with chrome tap & shower head which makes a bold centre piece, a large walk in glass shower cubicle with luxurious drench shower, white gloss vanity unit with inset ceramic his and hers sink, low flush WC, wall mounted grey heated towel rail, inset spots and frosted uPVC window.

## SEPARATE WC

Comprising low flush WC and frosted uPVC window.

## GARAGE

15'6" x 10'0" (4.73 x 3.05)

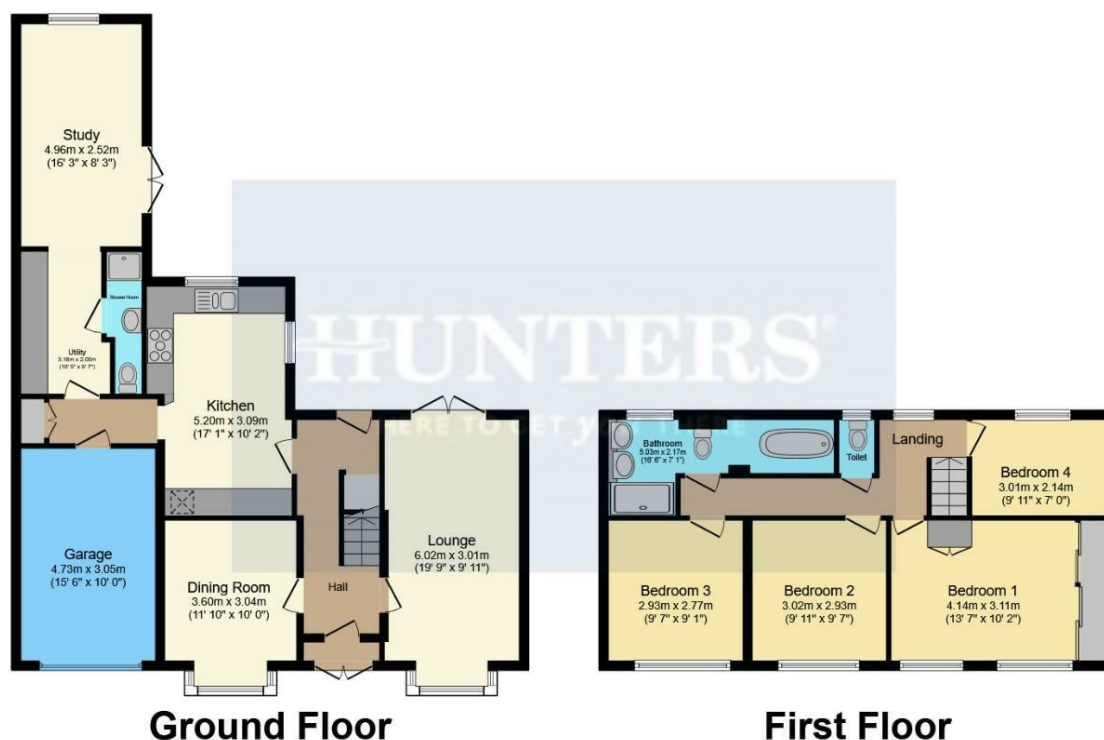
Offering secure parking or that extra storage space we crave, complete with a mezzanine level for further storage if desired, comprising up and over door, lighting, sockets, wall mounted boiler and rear door leading directly into the house.

## EXTERIOR

The piece de resistance of this property is the immaculate, extensive, yet low maintenance garden to the rear, which has something for everyone. There is a sizeable slabbed, two tier patio which is the perfect spot for entertaining in the summer months and a roofed veranda section allowing you to sit out in all weathers, there is a pristine artificial lawn area, a sunken slabbed/patio area with raised vegetable plot, a delightful tranquil pond with waterfall, further raised decked area with two summer houses/sheds - all compete with outdoor lighting, tap and sockets. The front of the property hosts great kerb appeal with a large slabbed driveway providing off road parking for at least two cars and brick built raised planter adding splashes of colour.



## Floorplan

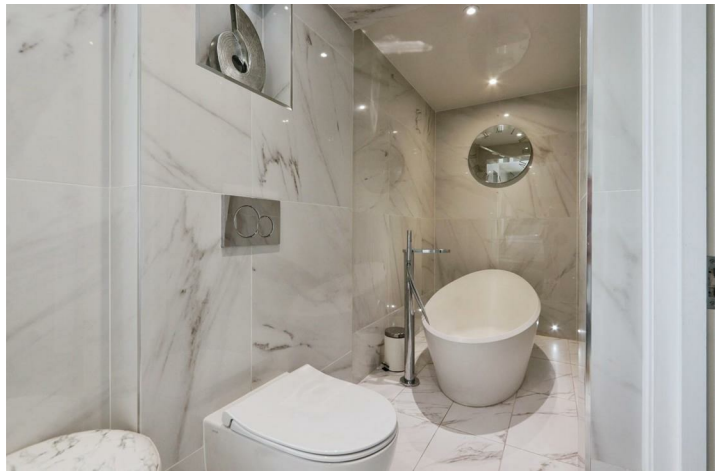
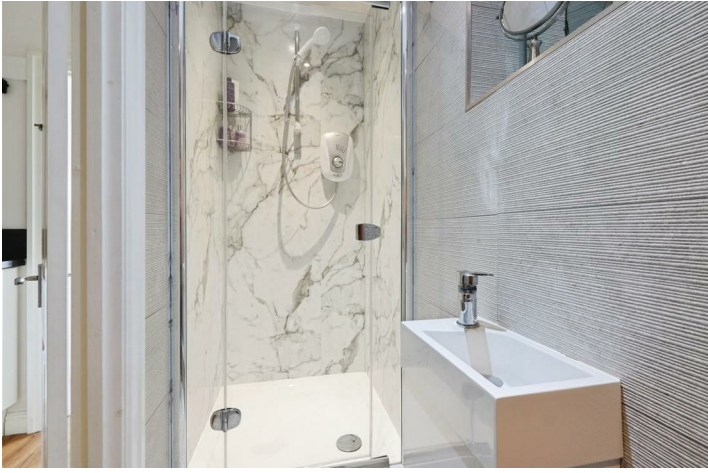


Total floor area 154.1 sq.m. (1,659 sq.ft.) approx

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)



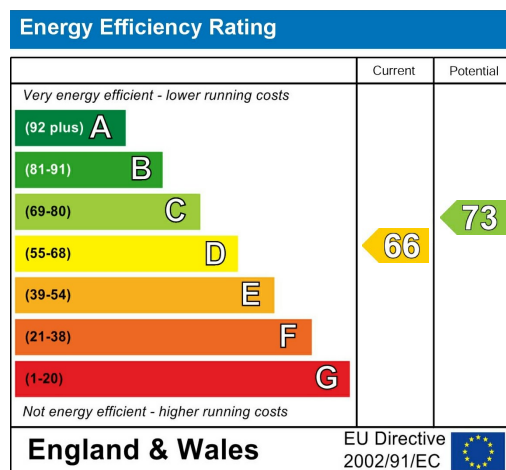








## Energy Efficiency Graph

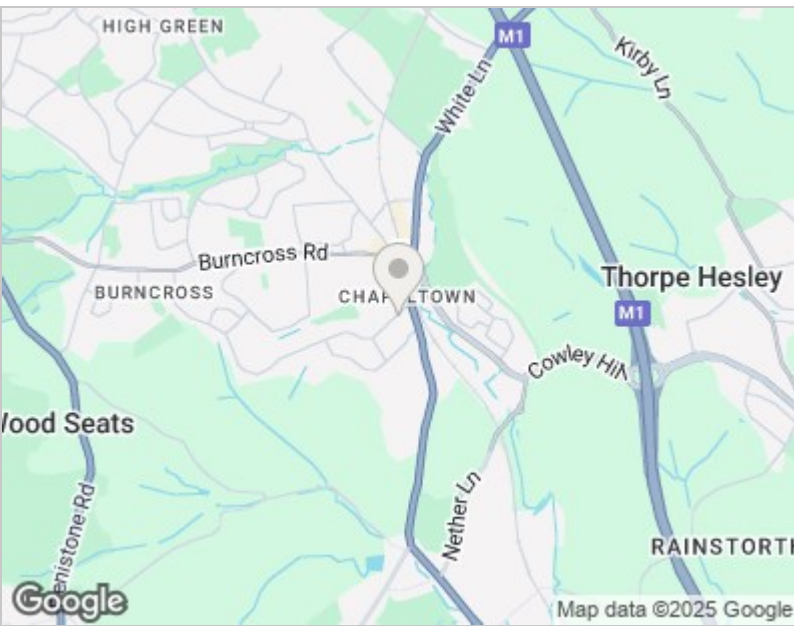


## Viewing

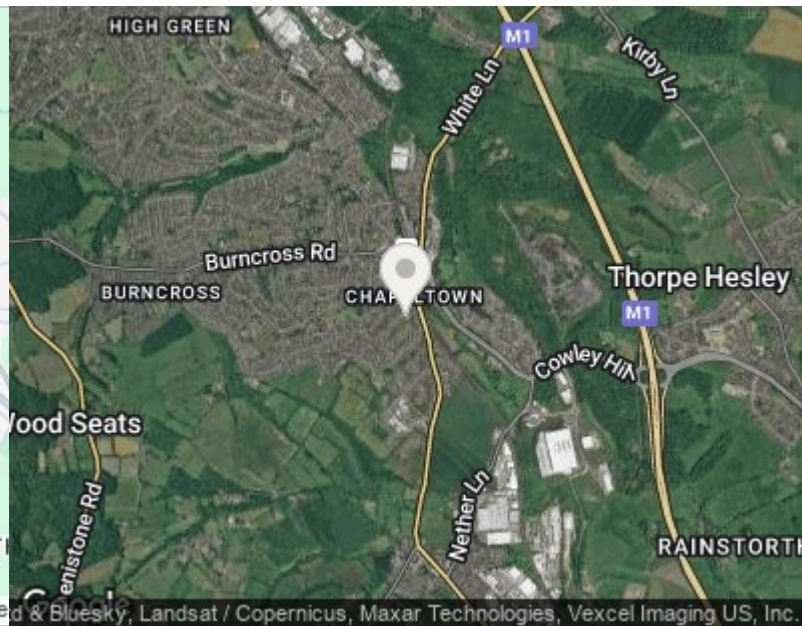
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Road Map



Hybrid Map





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