



## Wharfedale Drive

Sheffield, S35 2QL

Guide Price £250,000 - £270,000



- 3 BED DETACHED
- ADDITIONAL OFFICE/PLAYROOM
- GENEROUS DIMENSIONS
- LARGE DRIVEWAY
- PERFECT COMMUTER LOCATION

- EXTENDED KITCHEN
- NEUTRAL DECOR THROUGHOUT
- SUN DRENCHED GARDEN
- CLOSE TO AMENITIES
- COUNCIL TAX BAND C

# Wharfedale Drive

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GUIDE PRICE £250,000 - £260,000 STEP INSIDE THIS WELL PRESENTED, SIZEABLE 3 BED DETACHED PROPERTY LOCATED ON A QUIET ESTATE IN THE MUCH SOUGHT AFTER COMMUTER LOCATION OF CHAPELTOWN, close to an array of amenities including the local train station, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley. This property boasts a spacious layout, neutral decor, extended roomy kitchen, a converted garage; now a functional office space ideal for those who work from home or need a quiet area to focus, a beautiful, well-kept garden providing a peaceful retreat and the large drive is a convenient addition, ensuring ample off road parking for you and your guests. Briefly comprising lounge, dining room, kitchen, office/playroom, three good sized bedrooms and family bathroom. Don't miss out on the opportunity to make this house your home...book now to avoid disappointment!

## LOUNGE

13'9" x 12'5" (4.2 x 3.8)

A light and airy living space hosting a stylish feature fireplace with granite surround creating a great focal point to the room, also comprising wall mounted radiator, aerial point, telephone point, large front facing uPVC window and archway opening out into the dining room creating a great social space or family hub.

## DINING ROOM

10'5" x 8'2" (3.2 x 2.5)

A generously sized dining area, with uPVC French doors opening out directly onto the patio, also comprising wall mounted radiator and door leading into the kitchen.

## KITCHEN

13'8" x 9'2" (4.18 x 2.8)

A roomy, extended kitchen hosting an array of modern dark wood wall and base units providing plenty of storage space, contrasting dark grey granite effect work surfaces, inset stainless steel gas hob with extractor hood above, inset 2 bowl stainless steel sink and drainer with matching mixer tap, integrated electric oven, under counter space and plumbing for washing machine and dishwasher, space for tall fridge/freezer, wall mounted radiator, tiled flooring, uPVC window and uPVC glazed door leading directly out onto the garden. Door leads to office/playroom.

## OFFICE/PLAYROOM

13'5" x 5'10" (4.1 x 1.8)

A handy extension now offering a home office, but could easily be used as a playroom or converted into to a garage if desired, comprising wall mounted radiator, telephone point and front facing uPVC window.

## BEDROOM 1

13'9" x 9'2" (4.2 x 2.8)

A spacious double bedroom flooded in natural

light through a large front facing uPVC window, also hosting built in wardrobes offering that extra storage space we all crave, wall mounted radiator and aerial point.

## BEDROOM 2

9'10" x 9'2" (3 x 2.8)

A further good sized double bedroom, comprising rear facing uPVC window and wall mounted radiator.

## BEDROOM 3

9'6" x 6'6" (2.9 x 2)

Currently a beautiful nursery but could be a large single bedroom or office, hosting a large built in storage cupboard that also houses the Combi boiler, comprising wall mounted radiator and front facing uPVC window.

## BATHROOM

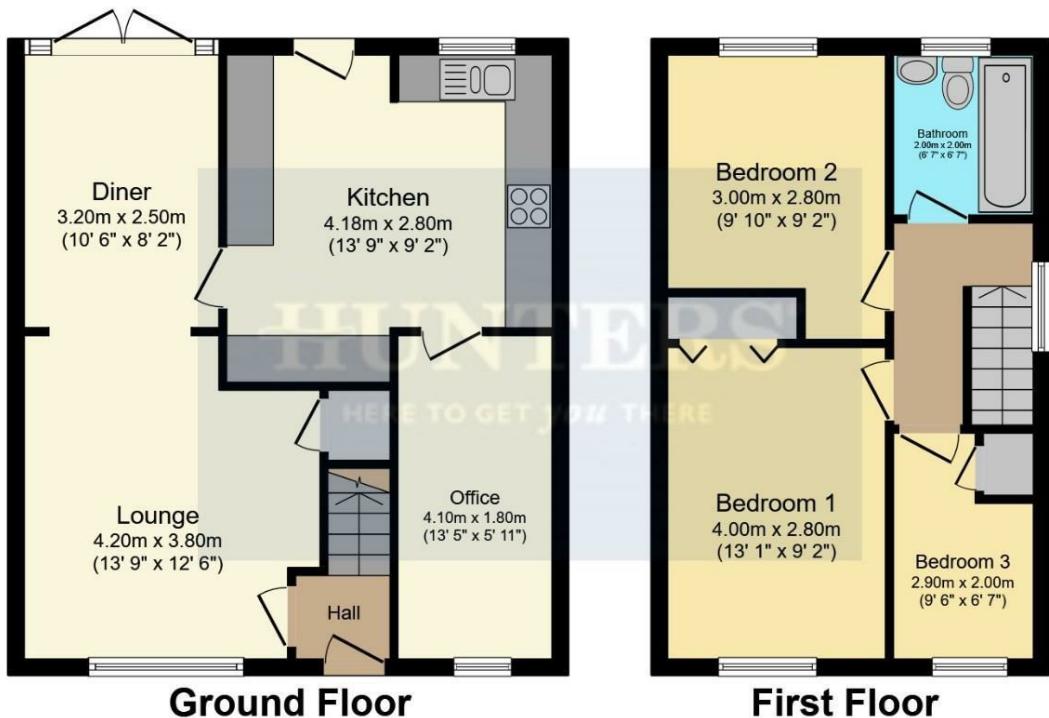
6'6" x 6'6" (2 x 2)

A nautical style family bathroom, tiled in fresh white, comprising bath with shower over, low flush WC, white pedestal sink, wall mounted radiator and frosted uPVC window.

## EXTERIOR

To the rear of the property is a fully enclosed, charming garden, hosting a sizeable neat lawn, an extensive patio perfect for entertaining in the summer months, a further raised decked area allowing you chase the sun, well stocked; colourful borders, shed for outdoor storage and outdoor tap. The front of the property boasts great kerb appeal with established leafy hedges and shrubs, a large driveway offering off road parking for 2 cars and steps rising to the front door.

## Floorplan

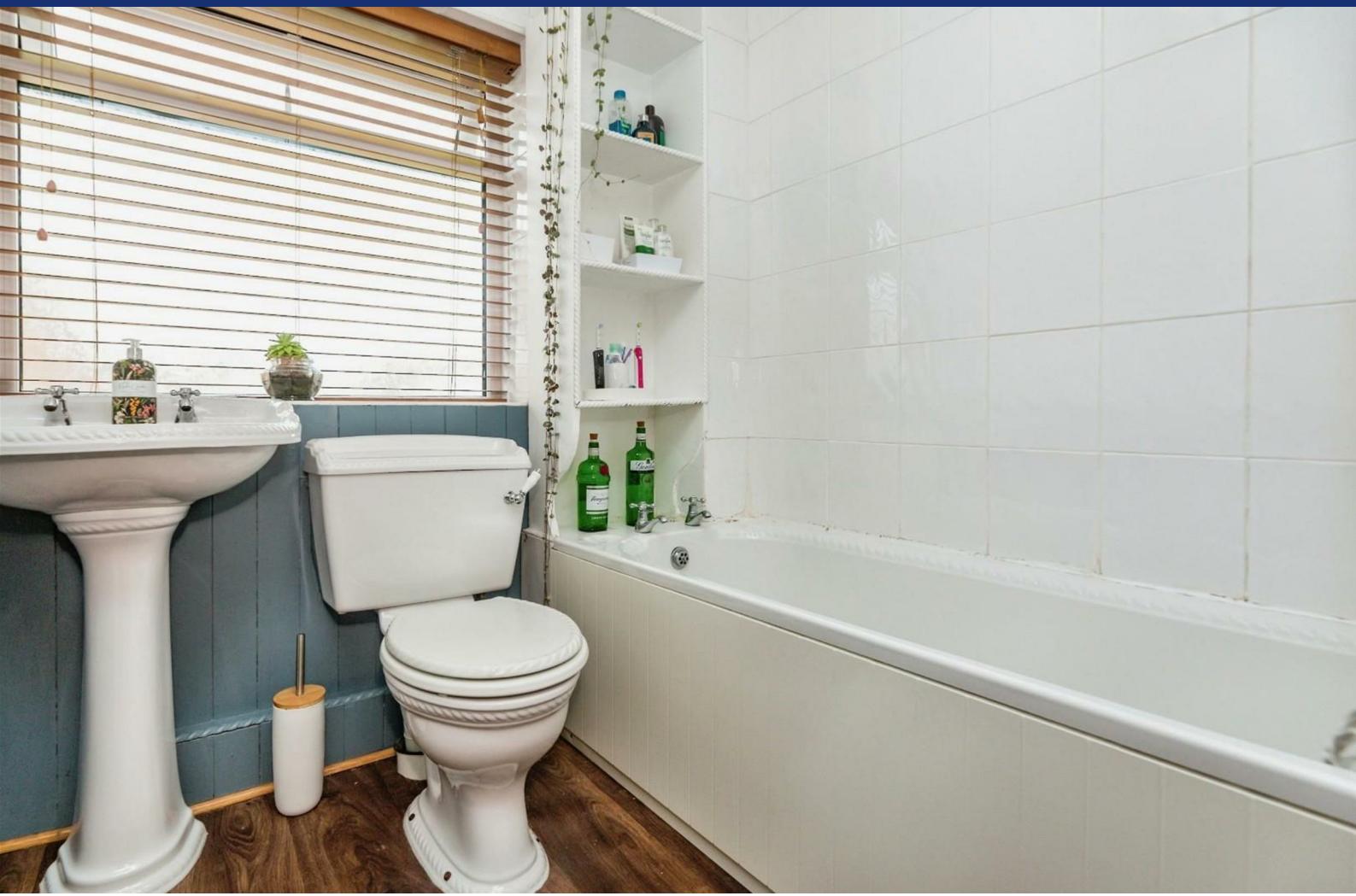


Total floor area 89.0 m<sup>2</sup> (958 sq.ft.) approx

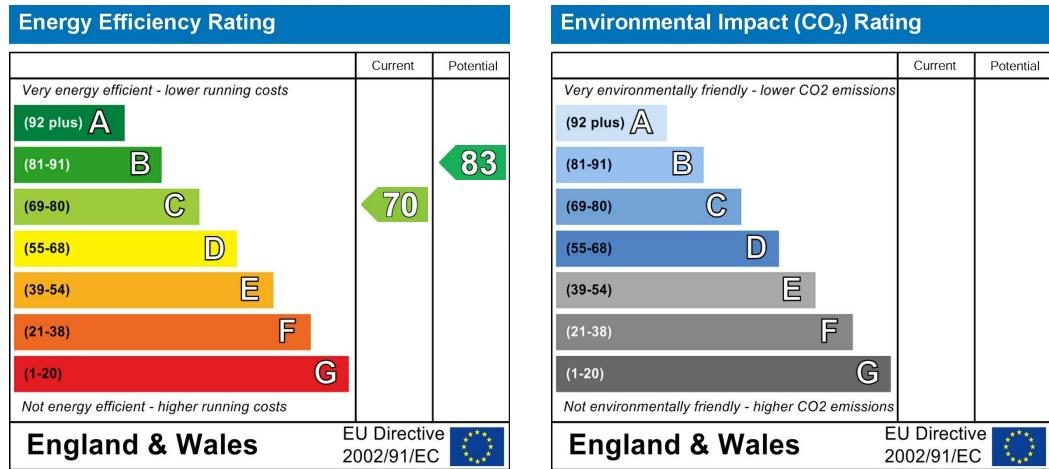
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)







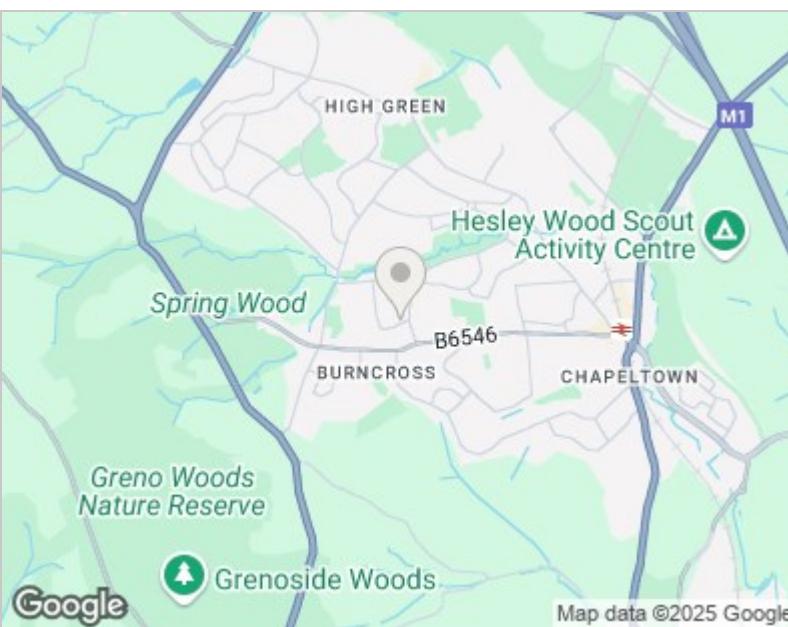
## Energy Efficiency Graph



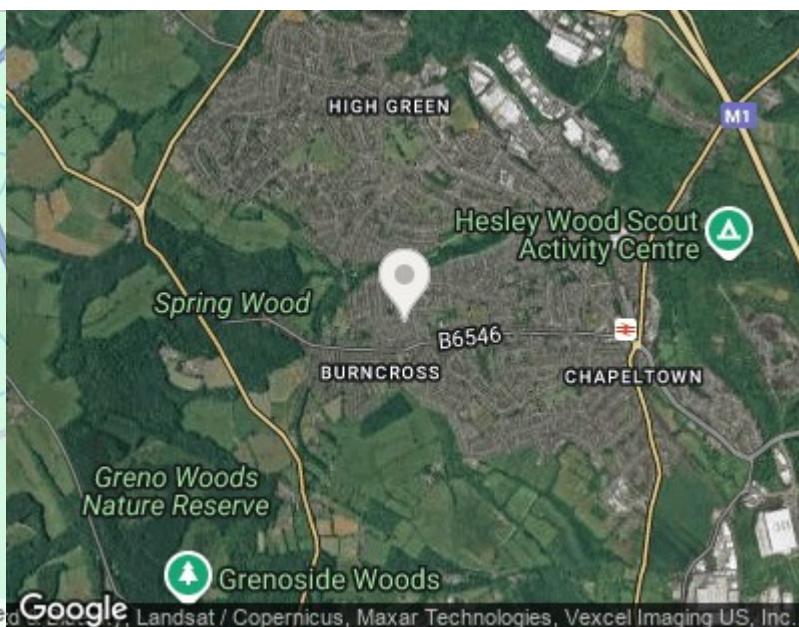
## Viewing

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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