



Charlton Drive

High Green, Sheffield, S35 3PE

Guide Price £220,000



- 3 BED SEMI DETACHED
- BEAUTIFULLY KEPT THROUGHOUT
- STUNNING GARDEN
- GOOD COMMUTER LOCATION
- MOVE STRAIGHT IN
- EXTENDED WITH ADDITIONAL SUN ROOM
- MODERN FIXTURES AND FITTINGS
- IMPRESSIVE DRIVEWAY
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND B

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GUIDE PRICE £220,000 - £230,000 Nestled on the charming Charlton Drive in High Green, Sheffield, this semi-detached house presents an exceptional opportunity for those seeking a beautifully maintained family home. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for both relaxation and entertaining.

This home is just a stone's throw away from a variety of amenities, including shops, the local brook and park. Families will appreciate the proximity to outstanding schools, making it an ideal choice for those with children. Furthermore, with the M1 motorway just minutes away and direct roads leading to Sheffield, Barnsley and Rotherham, this property is perfectly situated for commuters seeking easy access to surrounding areas.

The interior of the home is nothing short of stunning, featuring an elegant kitchen that is both functional and stylish, perfect for culinary enthusiasts. The bathroom has been tastefully designed, ensuring a serene space for unwinding after a long day. An impressive extension at the rear introduces a delightful sun room, which enhances the living area and provides a bright, airy atmosphere, ideal for enjoying the garden views.

The outdoor space is equally impressive, boasting a well-landscaped, low-maintenance garden that features a tranquil pond and a charming water feature, creating a peaceful retreat right at your doorstep. The property also benefits from a block-paved, gated driveway that accommodates parking for two cars, ensuring convenience and security.

Briefly comprising entrance hall, living room, kitchen.diner, sun room, three good sized bedrooms and bathroom.

In summary, this semi-detached house on Charlton Drive is a remarkable find, combining modern living with a serene environment, making it a perfect place to call home. Book your viewing today!

ENTRANCE HALL

Through a glazed composite door leads into handy entrance hall, a great cloakroom space, hosting oak flooring, built in storage cupboard, wall mounted radiator and glazed oak door leading into the living room.

LIVING ROOM

15'11" x 14'1" (4.86 x 4.3)

Currently used as an impressive dining room space, but originally used as the living room before the extension, hosting a wall mounted contemporary flame effect electric fire giving a great focal point to the room and cosy feel in the wintry months, also comprising beautiful oak flooring, under stairs storage cupboard, inset spotlights, two wall mounted radiators, aerial point, large front facing uPVC window and oak staircase with glass balustrade leading to the first floor.

KITCHEN/DINER

14'1" x 8'6" (4.3 x 2.6)

An elegant kitchen/diner hosting an array of medium tone wood wall and base units providing plenty of storage space, contrasting grey granite effect work surfaces, inset composite terracotta coloured sink and drainer with chrome mixer tap, inset ceramic gas hob with extractor above, integrated double electric oven, under counter space and plumbing for a washer and dishwasher, perfect under stairs alcove for a tall fridge/freezer, wall mounted chrome heated towel rail, tiled flooring, internal uPVC window, internal uPVC sliding patio doors into the sun room and glazed uPVC stable door leading to the exterior.

SUN ROOM

14'1" x 10'5" (4.3 x 3.2)

Currently used as the main sitting room, this delightful sun room allows you to enjoy the outdoors all year round, benefitting from under floor heating and a solid roof the room is always toasty, also comprising laminate flooring, inset spots, aerial point, telephone point, uPVC windows and uPVC French doors opening out onto the terrace, a great social space.

LANDING

A sleek landing with oak flooring, glass balustrade, inset spots, uPVC window and loft hatch with fitted ladders leading to a fully boarded loft with lighting.

BEDROOM 1

13'10" x 8'2" (4.23 x 2.5)

A sumptuous master bedroom comprising laminate flooring, wall mounted radiator and large uPVC window.

BEDROOM 2

10'6" x 8'2" (3.22 x 2.5)

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

BEDROOM 3

10'5" x 6'0" (3.2 x 1.85)

Currently used as a dressing room, but would make a great single bedroom, nursery or home office, comprising large built in storage cupboard, laminate flooring, wall mounted radiator and uPVC window.

BATHROOM

6'6" x 5'11" (2 x 1.82)

A stylish family bathroom, tiled and panelled in on trend white and grey tones, comprising bath with luxurious drench shower over, built in white gloss vanity units with inset hand basin and low flush WC, wall mounted chrome heated towel rail, inset spots and frosted uPVC window.

EXTERIOR

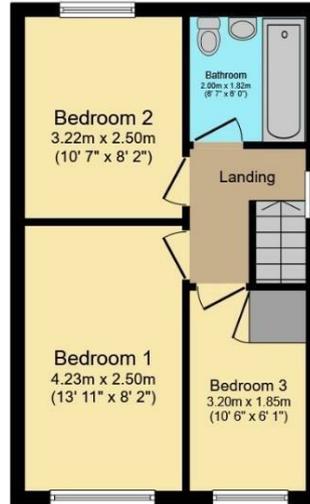
The front of the property boasts great kerb appeal with an extensive gated block paved driveway, feature stone sleeper effect detail in front of the property, well stocked leafy borders and lighting. To the rear of the property is a fully enclosed, beautifully landscaped, sun drenched garden hosting a raised Indian stone terrace, perfect for those evening drinks, steps lead down to a sizeable, fully slabbed, low maintenance garden featuring a tranquil raised pond with water feature, a large area to entertain in the summer months, small artificial lawn, colourful raised borders, two sheds with power providing plenty of outdoor storage, a canopied BBQ area, outdoor tap and lighting throughout.

Floorplan



Ground Floor

Floor area 48.7 sq.m. (524 sq.ft.)



First Floor

Floor area 33.6 sq.m. (362 sq.ft.)

Total floor area: 82.3 sq.m. (886 sq.ft.)

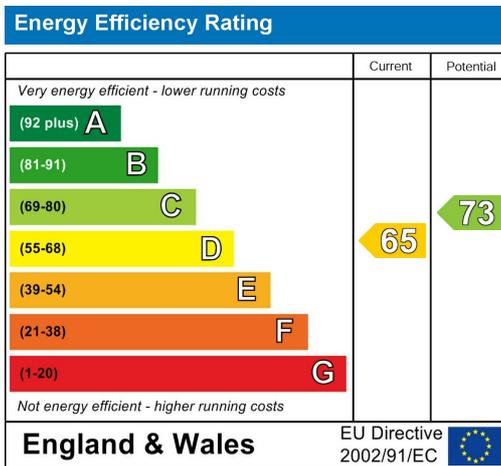
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







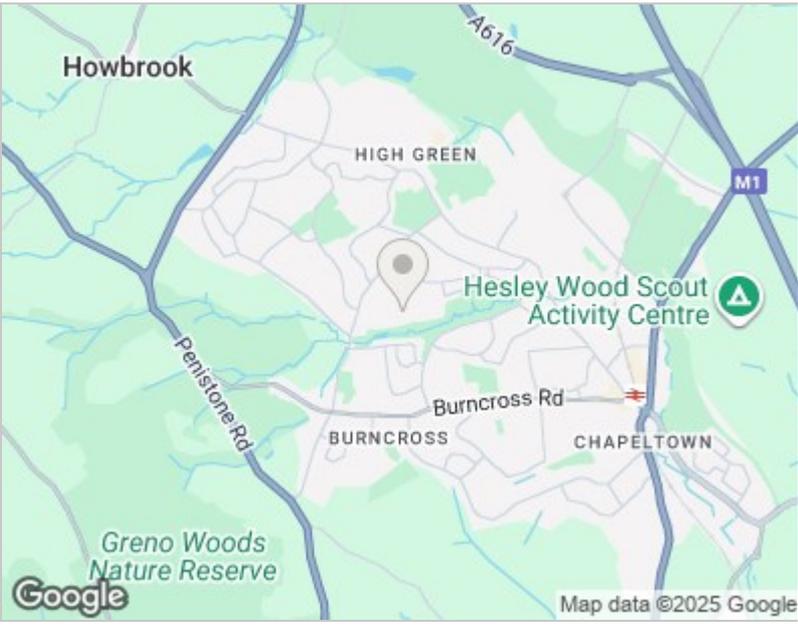
Energy Efficiency Graph



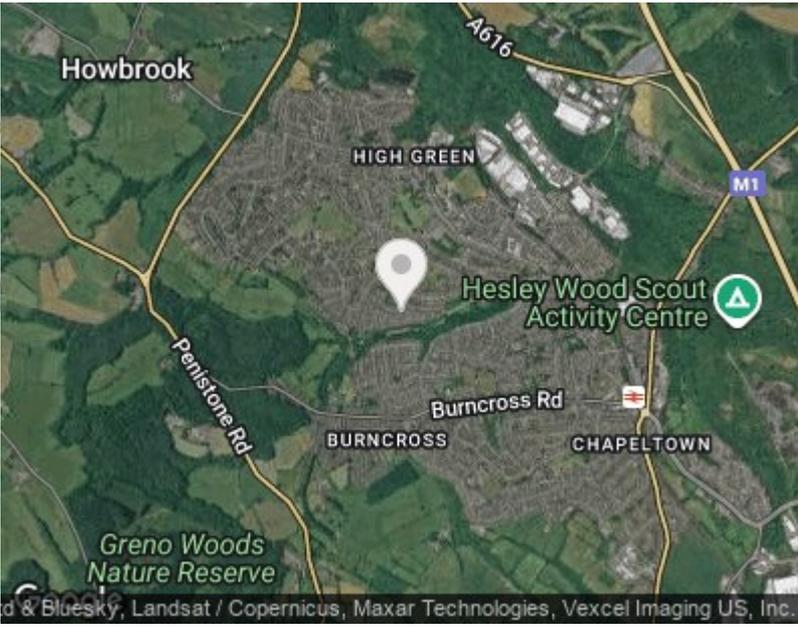
Viewing

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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