



Frostings Close

Grenoside, Sheffield, S35 8NT

Guide Price £250,000 - £260,000



- 3 BED SEMI
- MODERN FIXTURES AND FITTINGS
- SIZEABLE, FULLY ENCLOSED GARDEN
- AMPLE OFF ROAD PARKING ON DOUBLE DRIVEWAY
- CLOSE TO AMENITIES

- GENEROUS DIMENSIONS
- NEUTRAL DECOR
- PLENTY OF STORAGE THROUGHOUT
- POPULAR COMMUTER LOCATION
- COUNCIL TAX BAND B

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GUIDE PRICE £250,000 - 260,000. STEP INSIDE THIS BEAUTIFULLY PRESENTED, SPACIOUS 3 BEDROOM SEMI DETACHED PROPERTY LOCATED ON A LEAFY CUL DE SAC in the popular commuter location of Grenoside, a short drive to the M1, walking distance to an array of amenities, surrounded by reputable school, entrance to Grenoside woods at the end of the lane and with direct roads leading to Sheffield, Barnsley and Rotherham. This contemporary property boasts on trend kitchen and bathroom, open plan kitchen/diner, recently added utility room with downstairs WC, neutral decor, generous dimensions, plenty of internal storage, fully enclosed garden and ample off road parking on a double driveway. Briefly comprising entrance hallway, living room, kitchen/diner, utility room, side porch with large storage room, three good sized bedroom all with fitted wardrobes and stylish family bathroom. Must be seen to truly appreciate the size, location and finish....book now to avoid disappointment!

ENTRANCE HALL

Through a glazed uPVC door leads into a roomy entrance hall, a great impression on any guest, comprising wall mounted radiator, stairs rising to the first floor and doors leading to living room and kitchen.

LIVING ROOM

12'6 x 12'2 (at widest points) (3.81m x 3.71m (at widest points))

A light and airy living space, drenched in natural light through a large uPVC window, hosting a charming feature fireplace with Oak mantle giving a great focal point to the room, also comprising laminate flooring, wall mounted radiator and aerial point.

KITCHEN/DINER

18'9 x 12'1 (at widest points) (5.72m x 3.68m (at widest points))

An impressive, sleek kitchen diner, a great social space or family hub, offering an array of grey wall and base units providing plenty of storage space, contrasting black work surfaces and matching breakfast bar, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, inset stainless steel gas hob with electric oven beneath, integrated fridge/freezer, integrated dishwasher, housed Combi boiler, laminate flooring, wall mounted radiator, telephone point, uPVC windows to both the front and rear elevation.

SIDE PORCH

A great second entrance with further door leading directly to the garden, comprising tiled flooring, perfect for muddy paws or wellies, wall mounted electric radiator, lighting and doors leading to a large storage cupboard and the utility room.

UTILITY ROOM/WC

6'0 x 5'11 (1.83m x 1.80m)

A handy addition to any busy household, comprising grey gloss vanity unit with inset low flush WC and hand basin, wood effect work surface with space and plumbing for washing machine and dryer underneath, wall mounted electric radiator, lighting and uPVC frosted window.

BEDROOM 1

11'3 x 9'10 (3.43m x 3.00m)

A sumptuous master bedroom hosting large built in wardrobes, laminate flooring, wall mounted radiator, aerial point and rear facing uPVC window.

BEDROOM 2

10'10 x 9'3 (3.30m x 2.82m)

A further good sized double bedroom comprising built in storage cupboard,/wardrobe, wall mounted radiator and rear facing uPVC window.

BEDROOM 3

8'7 x 8'3 (at widest points) (2.62m x 2.51m (at widest points))

A good sized single bedroom, nursery or home office, comprising built in storage cupboard/wardrobe, wall mounted radiator and front facing uPVC window.

BATHROOM

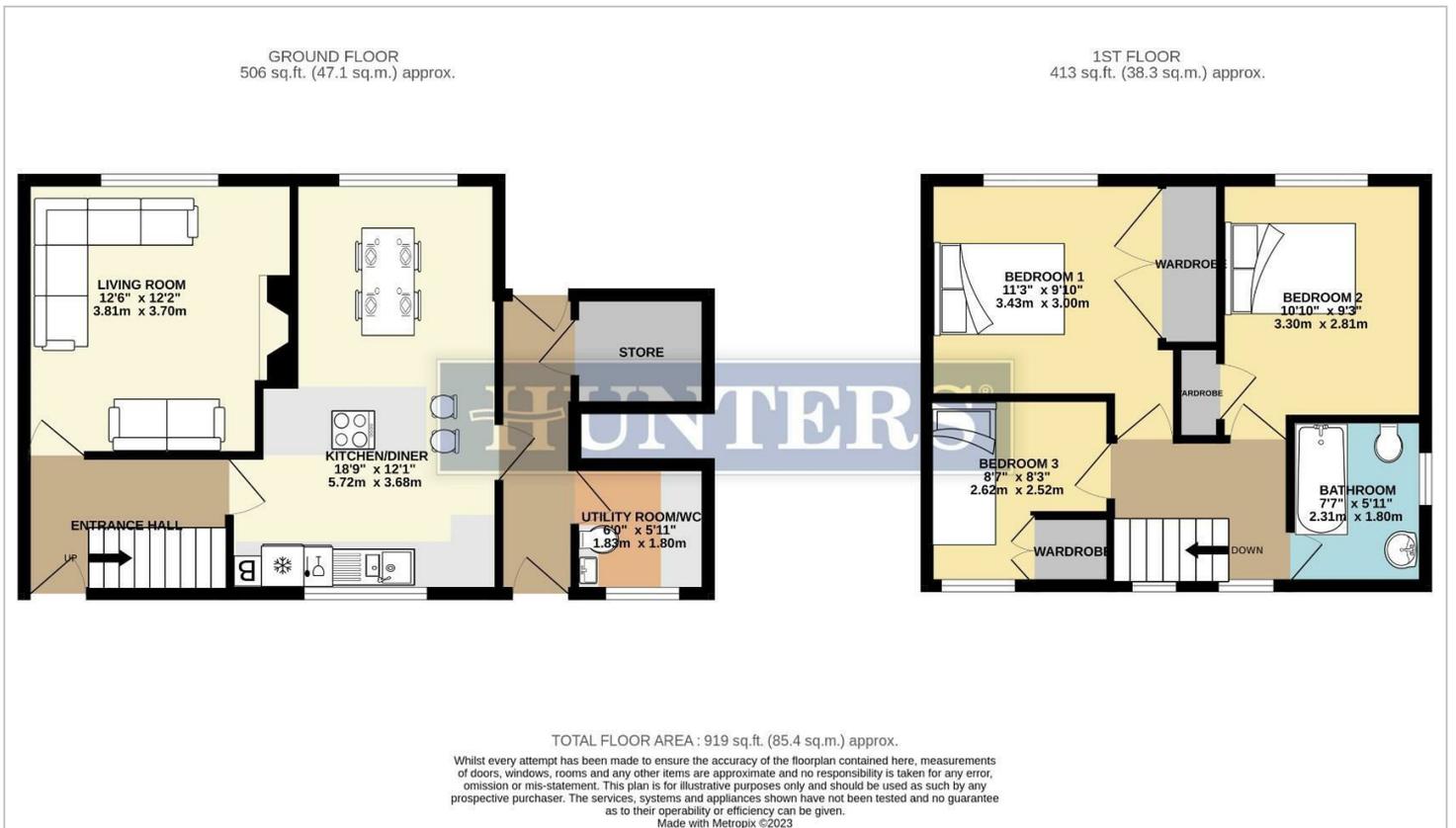
7'7' x 5'11 (2.31m' x 1.80m)

A stylish, generously sized family bathroom, tiled in 'on trend' grey, comprising bath with shower over, white pedestal sink, low flush WC, wall mounted radiator, extractor fan and frosted uPVC window.

EXTERIOR

The front of the property has been made very useful with the addition of a walled double driveway providing perfect off road parking for two cars, low maintenance shale area and established trees shading the paths leading to the front doors. To the rear of the property is a well kept, sizeable, fully enclosed garden, mainly laid to lawn, offering a slabbed patio area perfect for entertaining in the summer months and shed for further outdoor storage.

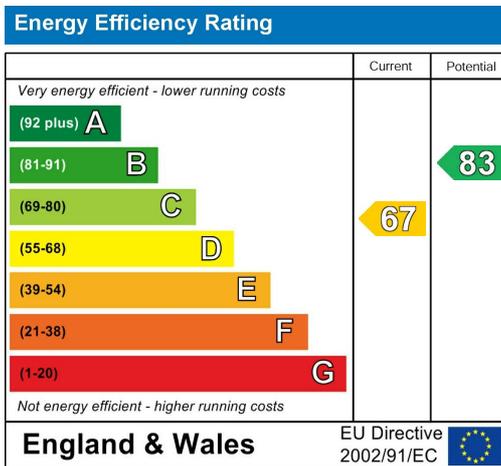
Floorplan







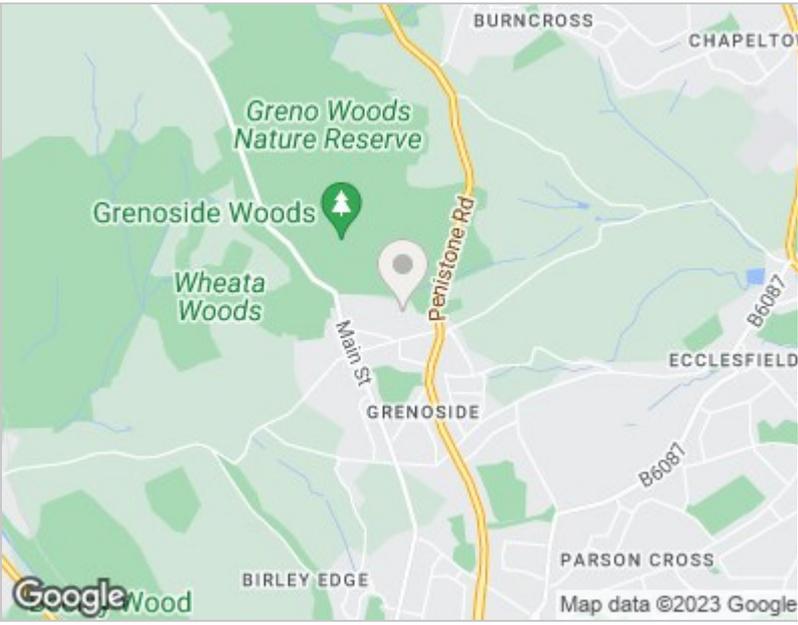
Energy Efficiency Graph



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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