



## Cowley Drive

Chapeltown, Sheffield, S35 1SW

Guide Price £270,000 - £290,000



- 3 BED SEMI DETACHED
- IMMACULATE THROUGHOUT
- GENEROUS ROOM DIMENSIONS
- WOODLAND BACKDROP
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- MODERN FIXTURES AND FITTINGS
- NEUTRAL DECOR
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND C

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GUIDE PRICE £270,000 - £280,000. NO UPWARD CHAIN! Nestled in the desirable area of Cowley Drive, Chapeltown, Sheffield, this immaculate three-bedroom house offers a perfect blend of modern living and natural beauty. The property boasts generous dimensions throughout, providing ample space for both relaxation and entertaining.

Located close to an array of amenities including the local train station, surrounded by outstanding schools and the new college, serviced by good bus routes, two minutes drive to the M1 and with direct roads leading to Sheffield Centre, Rotherham and Barnsley, making commuting a breeze!

As you step inside, you will be greeted by a contemporary kitchen and bathroom, neutral decor creating a warm and inviting atmosphere and options to reconfigure to create a kitchen/diner and more open plan feel if desired.

One of the standout features of this property is its stunning woodland backdrop, which not only enhances the aesthetic appeal but also offers a sense of tranquillity and privacy. For those with vehicles, the property provides ample off-road parking on a long drive, complemented by a detached garage, ensuring convenience and security for your cars or additional storage needs.

Briefly comprising entrance porch, entrance hall, living room, dining room, kitchen, three good sized bedrooms, WC and shower room.

This charming house is a rare find in a sought-after location, combining modern amenities with the beauty of its surroundings. It is perfect for anyone looking to settle in a peaceful yet accessible area of Sheffield. Don't miss the opportunity to make this delightful property your new home.

## ENTRANCE HALL

Through a glazed uPVC door leads into a small porch area, perfect for muddy wellies, or paws, then through a further glazed uPVC door leads into an inviting entrance hall, a great impression on any guest, comprising wall mounted radiator, telephone point and stairs rising to the first floor.

## LOUNGE

14'4" x 13'6" (4.38 x 4.12)

A stylish living room hosting a captivating cream marble fireplace with inset spot lighting and fitted electric remote control flame effect fire giving a great focal point to the room and cosy feel in the wintry months, drenched in natural light through a large front facing uPVC window also comprising aerial point, wall mounted radiator and glazed French doors opening out into the dining room, creating a great social space or family hub.

## DINING ROOM

11'1" x 10'11" (3.38 x 3.35)

A generously sized dining area, scope here to incorporate the kitchen and create a large kitchen/diner if desired, comprising wall mounted radiator, uPVC window framing the garden perfectly and further door leading into the kitchen.

## KITCHEN

11'1" x 8'5" (3.39 x 2.59)

Hosting an array of Oak wall and base units providing plenty of storage space, contrasting granite effect worktops, inset composite sink and drainer with chrome mixer tap, inset gas hob with extractor hood above, integrated electric oven, integrated tall fridge/freezer, integrated dishwasher, laminate flooring, inset spotlights, uPVC window, uPVC glazed door leading to the garden and door leading to a large understair storage cupboard that houses a wall mounted Combi boiler and plumbing for a washing machine.

## LANDING

A roomy landing comprising uPVC window, large built in storage cupboard and loft hatch with fitted drop down ladders leading to a partially boarded loft.

## BEDROOM 1

14'4" x 11'1" (4.39 x 3.39)

A light and airy master bedroom hosting a wall of cream fitted wardrobes, vanity station and bedside tables, wall mounted radiator and uPVC window showing a view for miles.

## BEDROOM 2

11'0" x 10'11" (3.37 x 3.35)

A well presented double bedroom, comprising aerial point, wall mounted radiator and uPVC window.

## BEDROOM 3

9'10" x 8'5" (3 x 2.58)

A great sized third bedroom, which would also make a great nursery or home office, boasting a large built in storage cupboard, wall mounted radiator and uPVC window.

## SHOWER ROOM

5'8" x 5'4" (1.75 x 1.63)

Fully tiled in serene cream tones, boasting a large glass corner shower unit with luxurious drench shower, white pedestals sink, wall mounted chrome heated towel rail, inset spots and uPVC frosted window.

## WC

A handy separate toilet, great in a busy household, but option to knock through to make a large family bathroom if desired, comprising cream tiling, low flush WC and frosted uPVC window.

## GARAGE

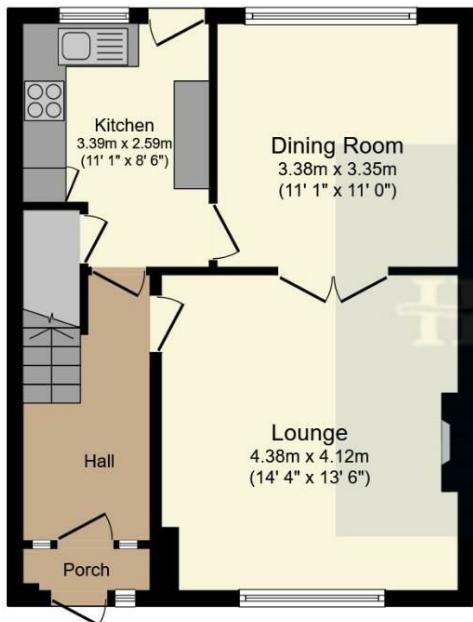
18'0" x 9'1" (5.5 x 2.78)

Offering secure parking or that extra storage space we all crave, comprising up and over door, side window, lighting and sockets.

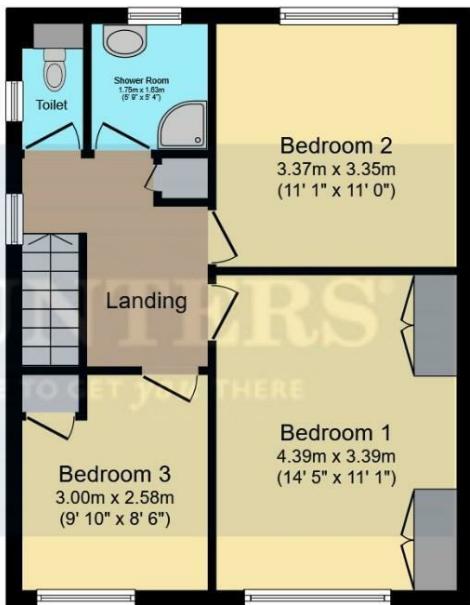
## EXTERIOR

The front of the property boasts great kerb appeal with a neat lawn area and a perfectly pruned privet. A long driveway runs up the side of the house offering plenty of off road parking and also the scope for further extension if desired. To the rear of the property is a well maintained garden, with small tar-maced patio area perfect for sitting out on an evening, sizeable lawned area, surrounded by low maintenance pebbled borders and a well stocked rockery cascades down the banking at the back adding splashes of colour throughout the year.

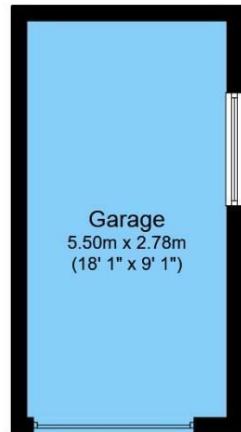
## Floorplan



**Ground Floor**



**First Floor**



**Garage**

Total floor area 110.2 sq.m. (1,187 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)

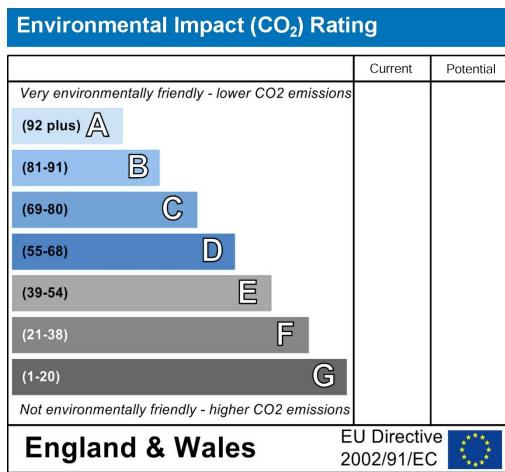
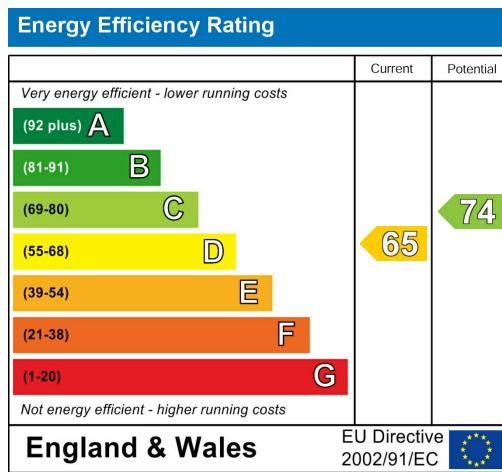




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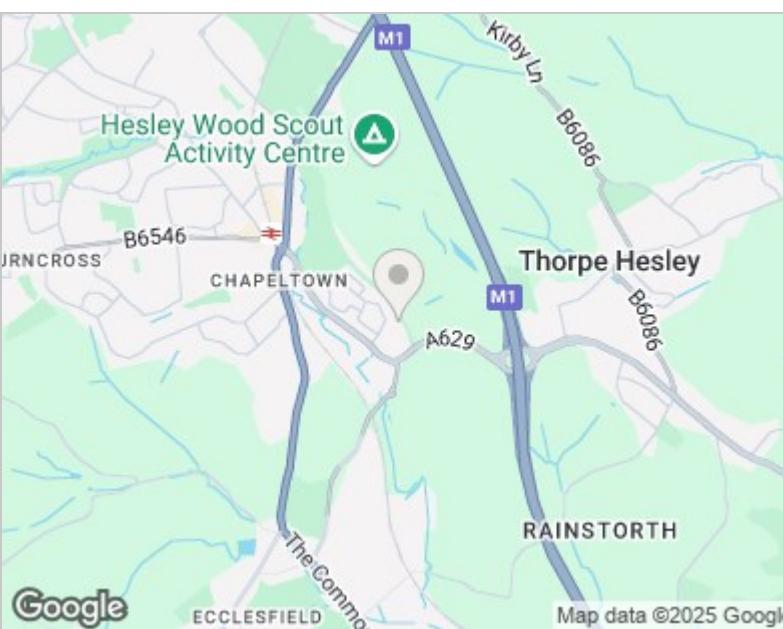
## Energy Efficiency Graph



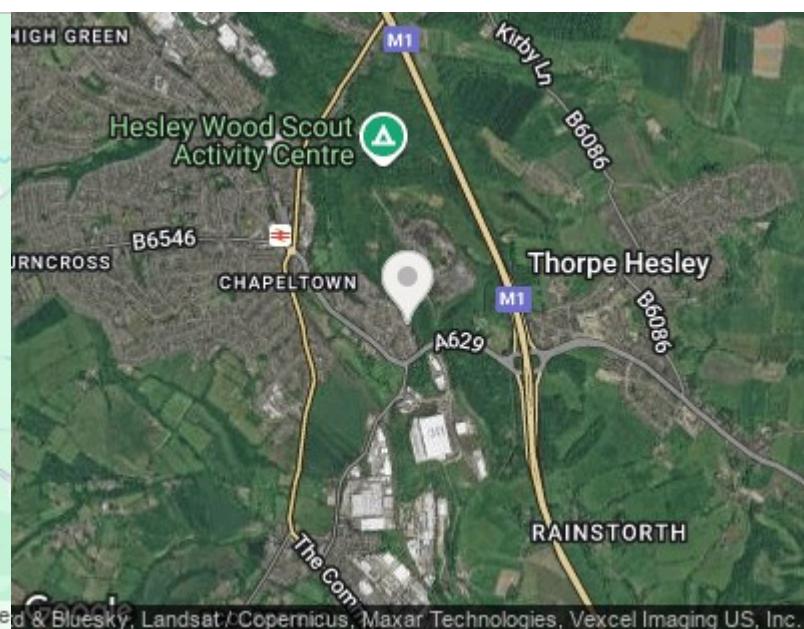
## Viewing

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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