

# HUNTERS®

HERE TO GET *you* THERE



## Thornbrook Gardens

Chapeltown, Sheffield, S35 2BA

Guide Price £190,000



Council Tax: B



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## Breakfast Kitchen

13'3" x 6'7" (4.04m" x 2.01m")

Through a glazed uPVC door leads into a sizeable breakfast kitchen, hosting an array of light wood wall and base units providing plenty of storage space, integrated electric hob and oven with extractor hood above, inset stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for a washing machine, fridge and freezer, laminate flooring, wall mounted radiator and front facing uPVC window.

## Living room

14'5" x 10'6" (at widest points) (4.39m" x 3.20m" (at widest points))

A spacious, light and airy living room drenched in natural light through a large front facing bay window, also comprising aerial point, telephone point and wall mounted radiator.

## Hallway

Comprising loft hatch with drop down ladder leading to a boarded and shelved loft space, which also houses the Combi boiler and features both lighting and sockets. Hallway also consists of wall mounted radiator and doors leading to all rooms.

## Bedroom 1

12'09" x 8'08" (3.89m" x 2.64m")

A large double bedroom boasting a wall of fitted wardrobes and vanity unit, wall mounted radiator, aerial point, telephone point and large uPVC French doors opening out into the sun room.

## Bedroom 2

8'05" x 7'01" (2.57m" x 2.16m")

A further good sized bedroom, currently used as a

hobby/crafting room and single bedroom, comprising wall mounted radiator and glazed wooden doors leading into the sun room.

## Bathroom

6'01" x 5'05" (1.85m" x 1.65m")

A contemporary shower room, fully tiled in grey tones, comprising corner glass shower cubicle, white gloss vanity unit with inset ceramic rectangular sink, low flush WC, wall mounted chrome heated towel rail, extractor fan, in set spotlights and frosted uPVC window.

## Sun room

13'08" x 8'09" (4.17m" x 2.67m")

A beautiful addition to this property is this impressive brick built sun room offering that additional living space to use as you wish, complete with a glass roof, aerial point, lighting, sockets, uPVC glazed side door and uPVC French doors opening out onto the patio, creating a great social space.

## Garage

17'11" x 8'03" (5.46m" x 2.51m")

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

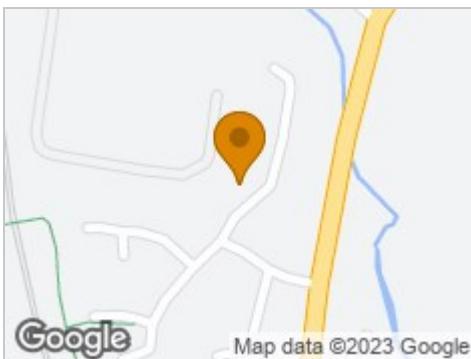
## Exterior

The front of the property boasts great kerb appeal with an evergreen artificial lawn and a recently laid grey driveway offering off road parking for at least two cars. To the rear of the property is a fully enclosed, low maintenance garden, with an extensive slabbed patio perfect for entertaining in the summer months, tiered raised flower beds adding

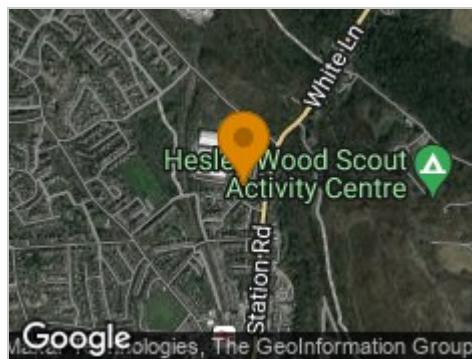
splashed of colour throughout the year, and to the top of the garden a gateway leads to a further part of land that is owned by this property, currently used as a little allotment.



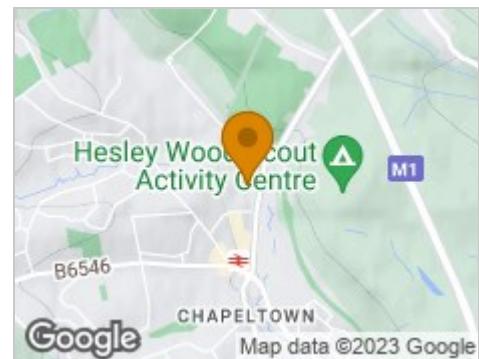
## Road Map



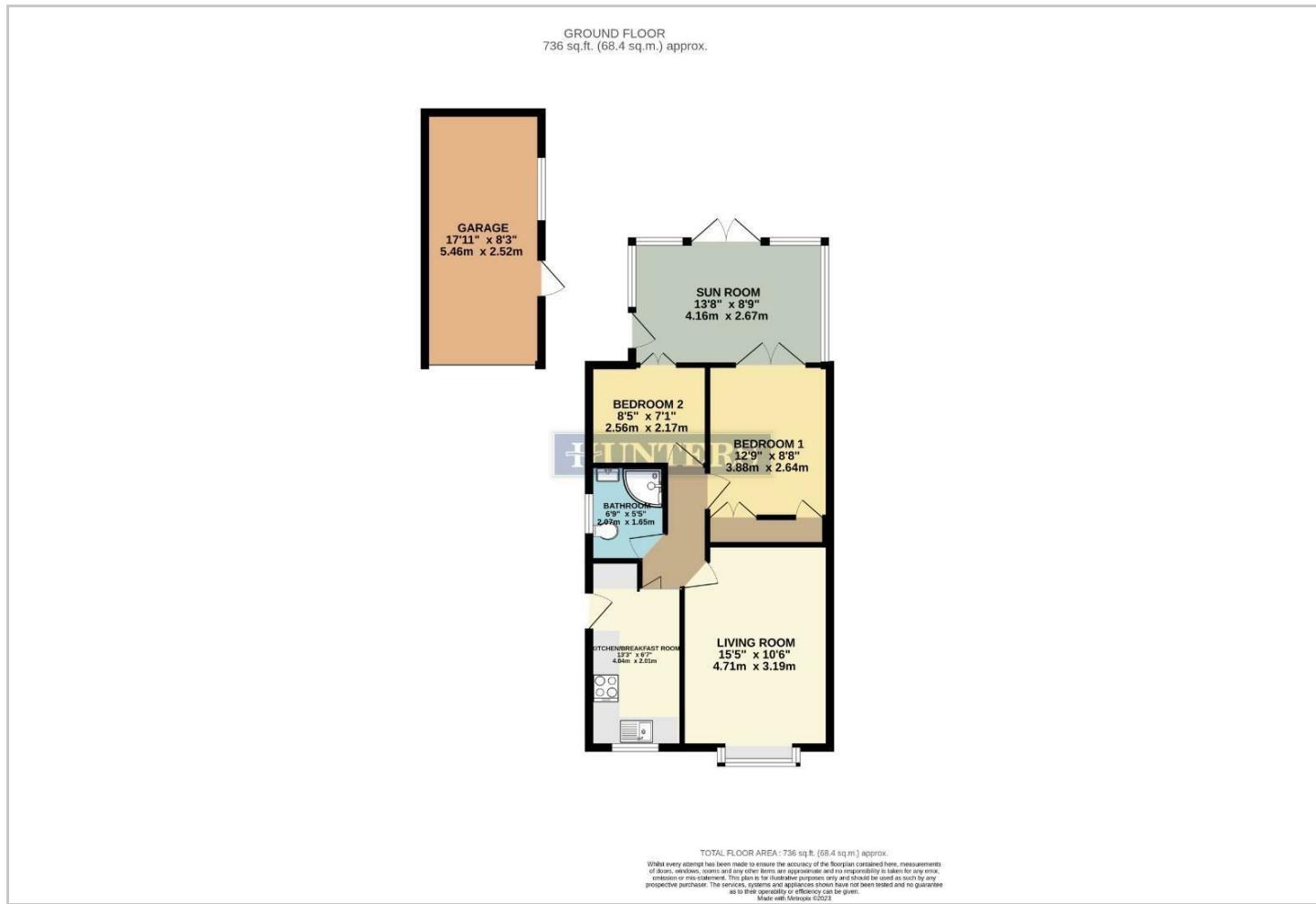
## Hybrid Map



## Terrain Map



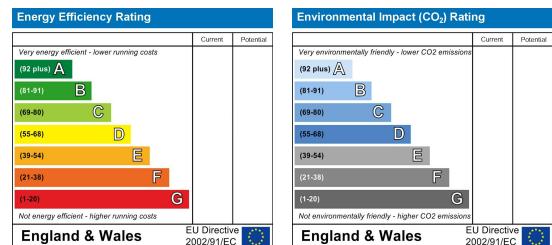
## Floor Plan



## 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.

## Energy Efficiency Graph



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.