



## Ironstone Crescent

Chapeltown, Sheffield, S35 3XT

Guide Price £375,000 - £400,000



- 4 BED DETACHED HOUSE
- GENEROUS DIMENSIONS
- SOLAR PANELS
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- GOOD COMMUTER LOCATION
- STYLISH THROUGHOUT
- CONTEMPORARY FIXTURES AND FITTINGS
- CUL DE SAC LOCATION
- CLOSE TO AMENITIES
- COUNCIL TAX D

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GUIDE PRICE £375,000 - £400,000. Nestled in the popular Ironstone Crescent, this splendid detached house in Chapeltown, Sheffield, offers a perfect blend of comfort and modern living. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking both space and style.

As you enter, you are greeted by a generous open-plan living area that seamlessly flows into a delightful conservatory, creating an inviting social hub for family gatherings and entertaining guests. The contemporary kitchen is designed with functionality in mind, making it a joy to prepare meal.

Outside, the low-maintenance, well-landscaped garden offers a serene retreat, while the large driveway accommodates two vehicles, ensuring convenience for residents and visitors alike.

Briefly comprising entrance hallway, kitchen, office/gym, living room/dining, conservatory, master bedroom with ensuite, three further bedrooms and family bathroom.

Situated in a desirable estate on a quiet cul-de-sac, this home is not only peaceful but also conveniently located near a variety of amenities. Families will appreciate the proximity to outstanding schools, making it an excellent choice for those with children. Additionally, the property is just minutes away from the M1 motorway, with direct routes leading to Sheffield, Rotherham, and Barnsley, enhancing accessibility for commuters.

This charming home is a rare find, combining modern comforts with a prime location, making it an exceptional opportunity for those looking to settle in the vibrant Chapeltown.

## ENTRANCE HALLWAY

Exterior door leads into a roomy entrance hall, a great impression on any guest, complete with oak flooring, alarm system, large storage cupboard with lighting and wall mounted boiler, wall mounted radiator, stairs rising to the first floor and solid oak doors leading to the office, living room/diner and kitchen.

## KITCHEN

14'9" x 9'6" (4.5 x 2.9)

A stunning, light and airy kitchen, a beautiful heart of this home, hosting an array of light cream shaker wall and base units providing plenty of storage space, contrasting real wood worktops, cream brick effect backsplash tiling, inset stainless steel sink and drainer with chrome detachable mixer tap, space for freestanding gas range master cooker with black extractor hood above, space for an American style fridge/freezer, under counter space and plumbing for a washing machine, inset spotlights, door leading to a handy under stairs pantry, uPVC window overlooking the front and side door leading to the exterior.

## OFFICE/GYM

10'6" x 7'6" (3.21 x 2.3)

Currently used as a gym, but originally a dining room and also the perfect spot for anyone needing to work from home, this sizeable room comprises wall mounted radiator, wooden flooring and front facing uPVC window.

## LIVING ROOM / DINING

22'4" x 9'10".111'6" (6.82 x 3..34)

A stylish living area drenched in natural light through a large rear facing uPVC window and patio doors with bespoke shutters, also comprising oak flooring, 2 wall mounted radiators, aerial point, telephone point. The living room flows seamlessly through into the dining area creating a fully open plan social space or great family hub if desired.

## CONSERVATORY

12'11" x 8'0" (3.95 x 2.46)

Allowing you to enjoy the garden all year round and giving you that extra living space to use as you wish, currently used as a further sitting room, comprising laminate flooring, ceiling light and fan, electrics and uPVC French doors leading out onto the garden.

## STORAGE CUPBOARD

Large storage cupboard with wall mounted boiler, ideal space for cloakroom.

## LANDING

A gallery style landing comprising loft hatch leading to a partially boarded loft, large built in airing cupboard and doors leading to all bedrooms and bathroom.

## MASTER BEDROOM

13'9" x 12'10" (4.2 x 3.92)

A sumptuous master suite, hosting a wall of fitted wardrobes, telephone point, wall mounted radiator and large front facing uPVC window. Door leads to ensuite shower room.

## EN-SUITE

A contemporary ensuite, tiled in fresh white, hosting a light wood fitted vanity units with inset ceramic sink complete with chrome mixer tap and low flush WC, large glass shower cubicle, wall mounted black heated towel rail, extractor fan and frosted uPVC window.

## BEDROOM 2

15'0" x 9'6" (4.58 x 2.92)

A good sized double bedroom hosting a walk in wardrobe with rails and lighting, light grey laminate flooring, wall mounted radiator and front facing uPVC window.

## BEDROOM 3

11'1" x 7'11" (3.4 x 2.42)

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

## BEDROOM 4

8'0" x 7'5" (2.46 x 2.28)

Currently used as a home office but could be used as a large single bedroom or nursery if desired, comprising wall mounted radiator and rear facing uPVC window.

## FAMILY BATHROOM

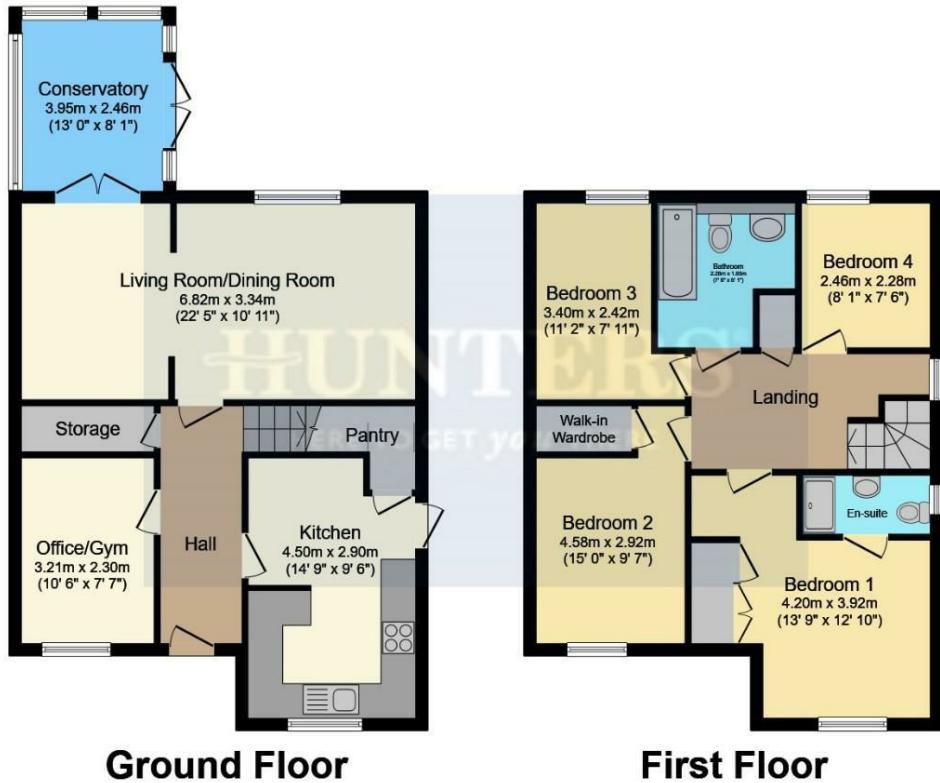
7'5" x 6'0" (2.28 x 1.85)

A contemporary family bathroom hosting 'on trend' wall tiles and dark navy blue vanity unit with inset ceramic sink and low flush WC, bath with gold coloured luxurious drench shower over, inset shelving, wall mounted black heated towel rail, dimmable inset spotlights and frosted uPVC window.

## EXTERIOR

The front of the property boasts great kerb appeal situated on a quiet cul-de sac with parking for four cars also benefits from a roof space of solar panels . To the rear of the property is a fully enclosed, low maintenance sun drenched garden. The garden has sizeable wooden patio, creating a great space to sit out and entertain in the summer months, two sheds offering plenty of outdoor storage, all complete with outdoor tap and security lighting.

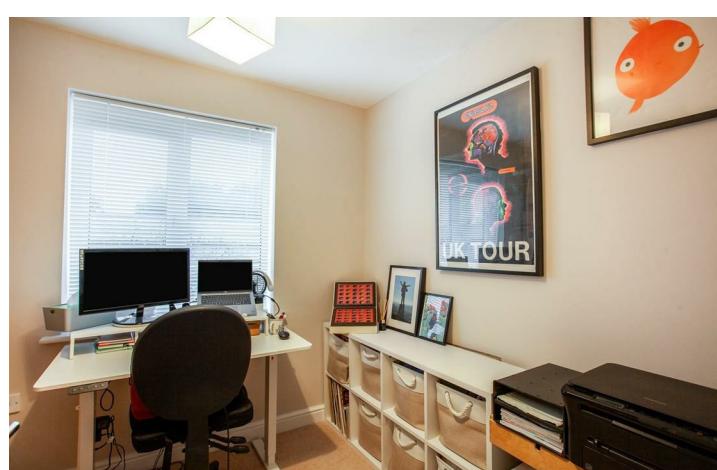
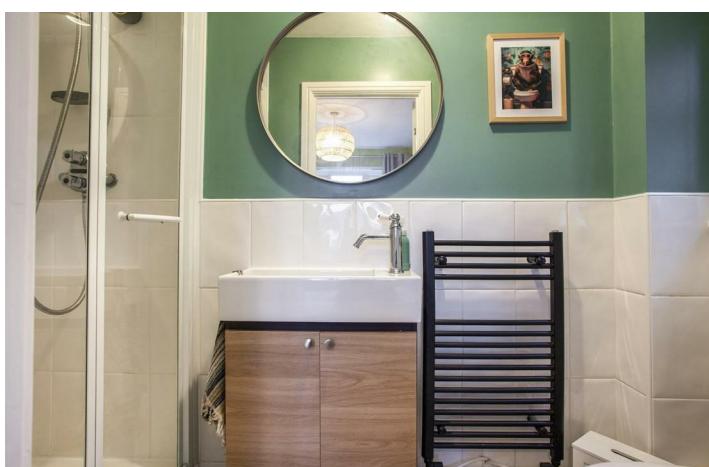
## Floorplan



Total floor area 119.1 sq.m. (1,282 sq.ft.) approx

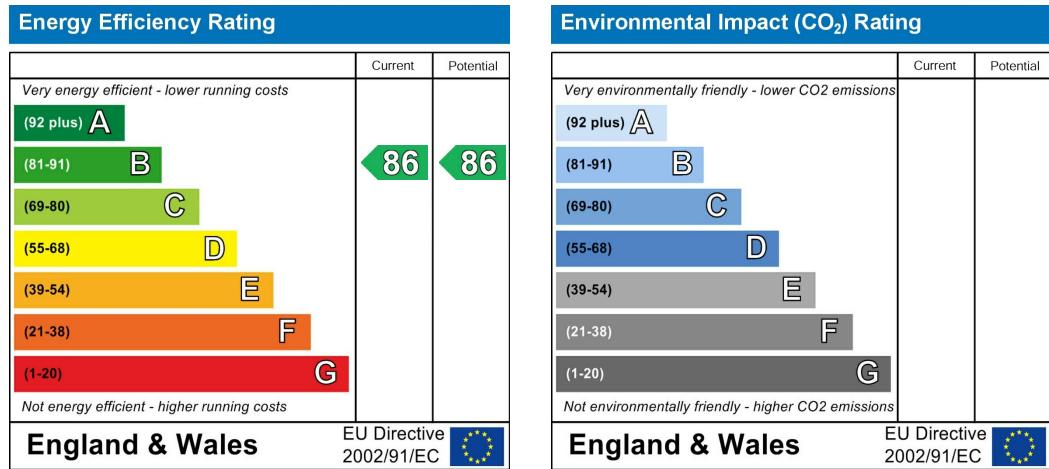
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







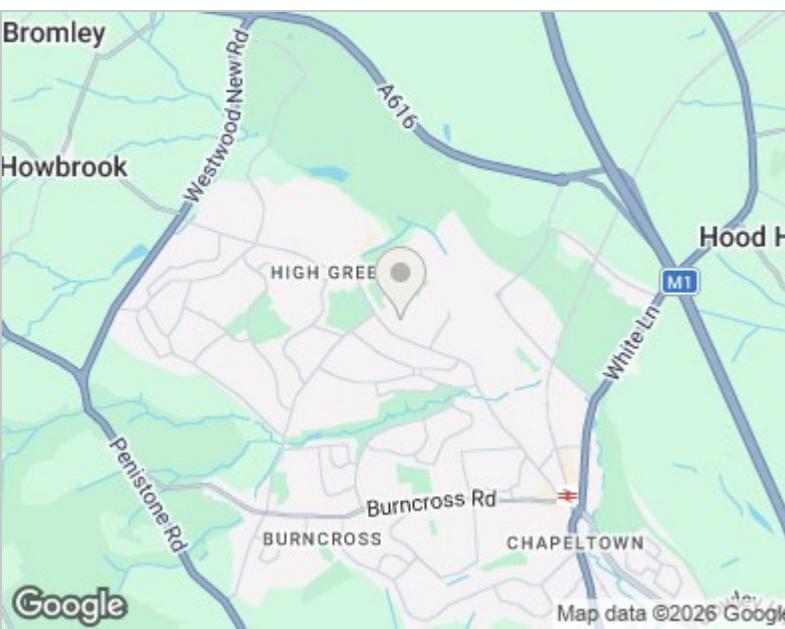
## Energy Efficiency Graph



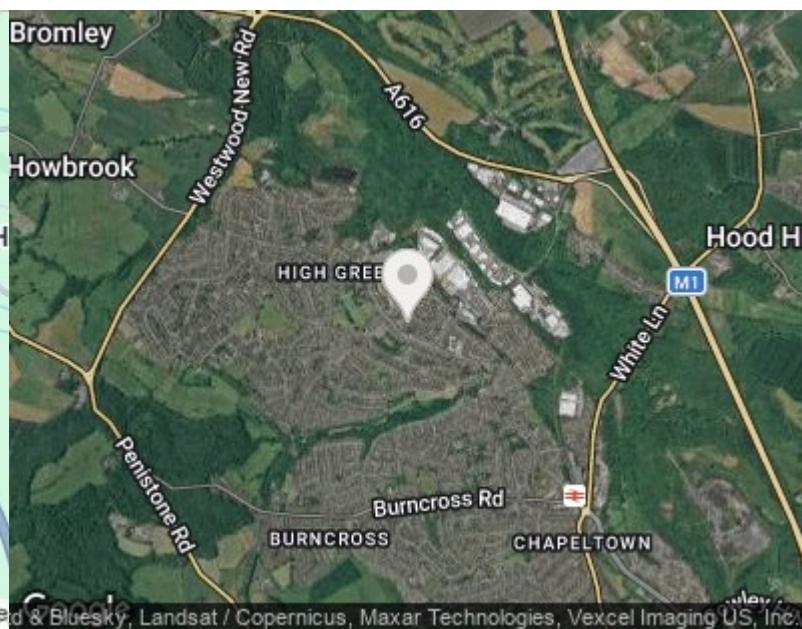
## Viewing

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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