



Berry Holme Drive

Chapeltown, Sheffield, S35 1AD

Guide Price £230,000 - £240,000



- 2 BED DETACHED BUNGALOW
- SPACIOUS DIMENSIONS
- PLENTY OF OFF ROAD PARKING INCLUDING GARAGE
- FULLY ENCLOSED LOW MAINTENANCE GARDEN
- COUNCIL TAX B
- NO UPWARD CHAIN
- MODERN BATHROOM AND KITCHEN
- CLOSE TO AN ARRAY OF AMENITIES
- FREEHOLD
- EPC TBC

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GUIDE PRICE £230,000 - £240,000. NO UPWARD CHAIN! Nestled on a sought after estate, on the quiet cul de sac of Berry Holme Drive, Chapeltown, this delightful detached bungalow offers a perfect blend of comfort and convenience. Conveniently located within walking distance to all local amenities and the train station, this property is ideal for those who value accessibility and community.

The modern kitchen and bathroom have been thoughtfully designed, ensuring that both style and functionality are at the forefront. One of the standout features of this bungalow is the low-maintenance, sun-drenched garden. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the conservatory adds extra living space, offering versatility for use as a home office, a playroom, or simply a tranquil spot to enjoy the garden views. The property is freehold and has no upward chain, meaning you can move in straightaway!

Briefly comprising entrance hall, living room, conservatory, kitchen, two bedrooms and shower room.

Whether you are looking to downsize or seeking a comfortable home in a friendly neighbourhood, this bungalow is a wonderful opportunity not to be missed....book your viewing now to avoid disappointment!

ENTRANCE HALLWAY

A glazed uPVC door leads into a spacious hallway, leading to all other rooms, comprising wall mounted radiator, storage cupboards, telephone socket and loft hatch with fitted ladder leading to a partially boarded loft, with lighting and the combi boiler.

KITCHEN

9'2" x 7'2" (2.8 x 2.2)

A modern, fully tiled, galley kitchen hosting an array of light wood wall and base units providing plenty of storage space, contrasting work surfaces, stainless steel sink and drainer with chrome mixer tap, electric oven, four ring gas hob with extractor hood above, under counter space and plumbing for a washing machine, integrated fridge/freezer, wall mounted radiator and uPVC window.

LIVING ROOM

14'5" x 10'5" (4.4 x 3.18)

A light and airy living/diner, drenched in natural light, hosting a charming fireplace with gas coal effect fire, giving a great focal point to the living area and cosy feel in the wintry months, also comprising wall mounted radiator and sliding doors leading directly into the conservatory, creating a great social space or family hub.

CONSERVATORY

10'9" x 9'0" (3.3 x 2.76)

Allowing you to enjoy the garden the whole year round and giving you that extra living space to use as you wish, comprising uPVC windows, laminate flooring, wall lights, sliding doors into the living room and glazed uPVC door leading directly out onto the patio.

BEDROOM 1

9'10" x 8'6" (3 x 2.6)

A spacious master bedroom comprising built in wardrobes with sliding doors, wall mounted radiator and large rear facing uPVC window.

BEDROOM 2

8'6" x 7'1" (2.6 x 2.16)

A single bedroom, but could also make a great hobby room or home office, comprising front facing uPVC window and wall mounted radiator.

BATHROOM

8'3" x 5'6" (2.52 x 1.7)

A generously sized bathroom, fully tiled in fresh white, comprising enclosed corner shower cubicle with chrome shower, modern white vanity unit with sink, low flush WC, wall mounted chrome towel rail and glazed uPVC frosted window.

GARAGE

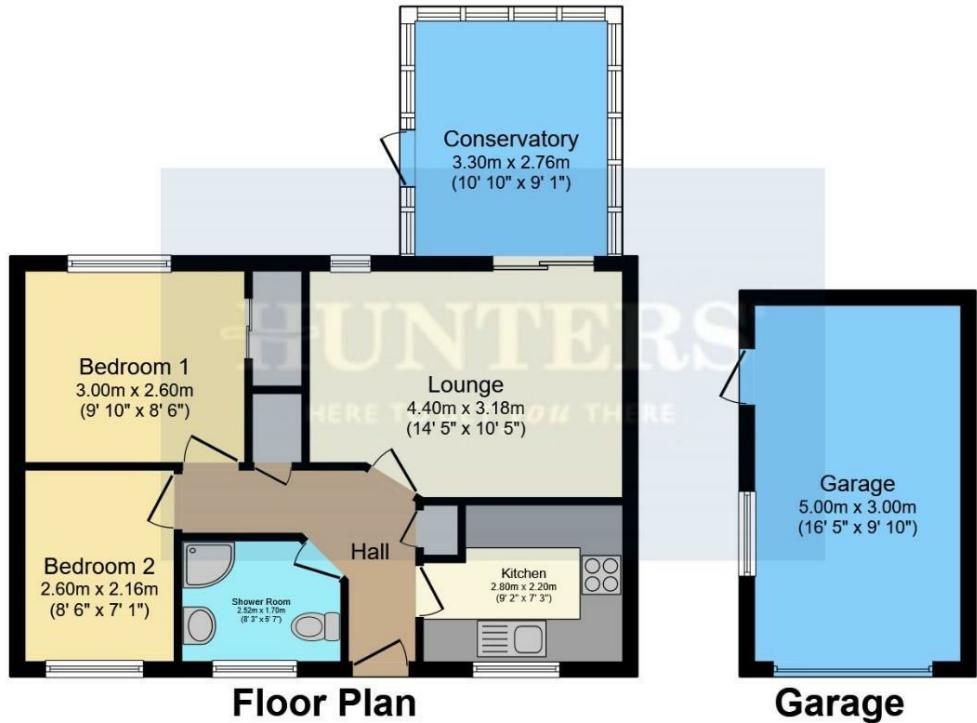
16'4" x 9'10" (5 x 3)

Providing secure off road parking or that extra storage space we all crave, this long single garage boasts an invaluable electric roller shutter door, lighting, sockets and door that leads on to the rear garden.

EXTERIOR

The fabulous plot offers gardens/space to both front, rear and side. The front of the property boasts great kerb appeal with a well tamed shrubbery and a slabbed pathway leading to the entrance door. A long slabbed driveway runs down the side of the house providing plenty of off road parking. To the rear of the property is a low maintenance, sun drenched garden, offering fully slabbed raised and sunken patio areas, perfect for entertaining in the summer months. alongside raised flower beds allowing you to add splashes of colour throughout the year.

Floorplan



Total floor area 69.9 sq.m. (753 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





Tel: 0114 257 8999



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

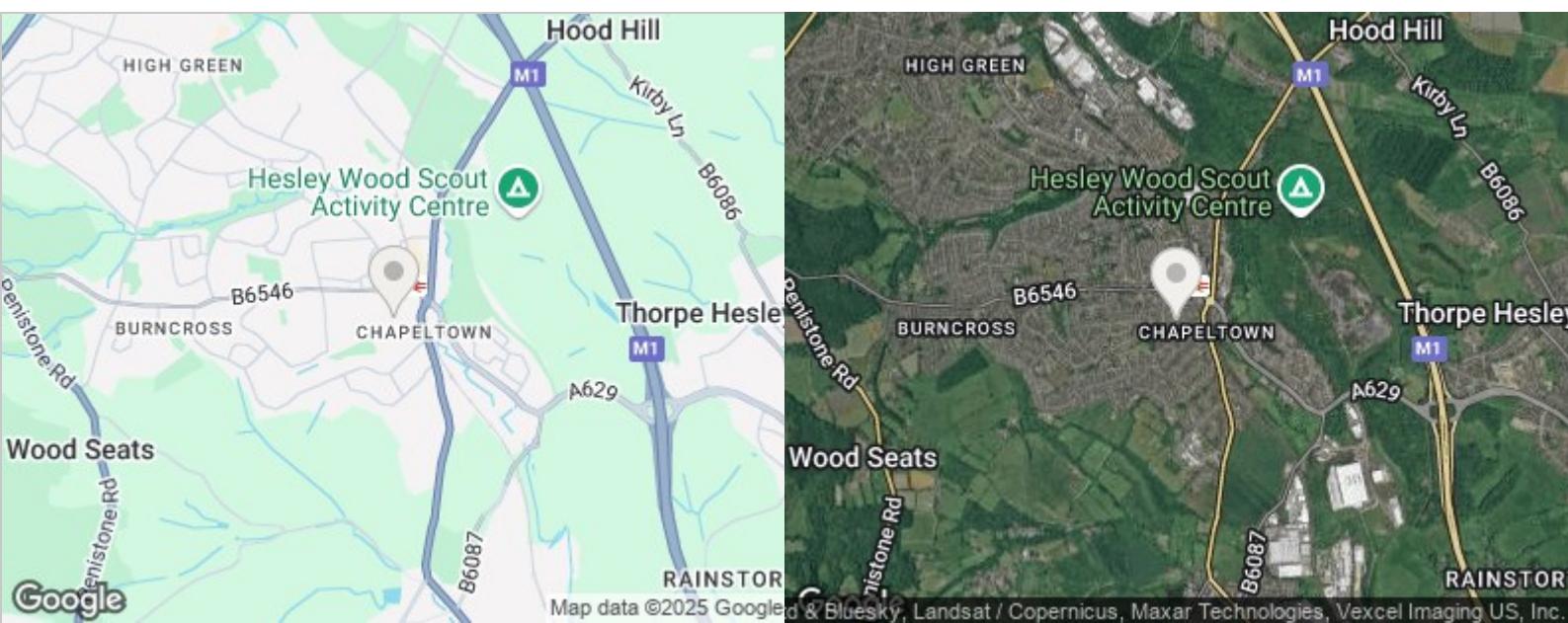
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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