



## Angram Road

High Green, Sheffield, S35 4GB

Guide Price £190,000 - £220,000

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- 2 BED DETACHED BUNGALOW
- GENEROUS DIMENSIONS
- SCOPE TO EXTEND FURTHER IF DESIRED
- GARAGE AND DRIVEWAY
- SERVICED BY GOOD BUS ROUTES
- NO UPWARD CHAIN
- BEAUTIFUL GARDEN
- PUT YOUR OWN STAMP ON IT
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND B

# Angram Road

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GUIDE PRICE £190,000 - 200,000. NO UPWARD CHAIN! Nestled on Angram Road in the charming area of High Green, Sheffield, this delightful 2 bed detached bungalow offers a wonderful opportunity for those seeking a comfortable and versatile living space. Built in 1995, the property boasts three spacious reception rooms, providing ample room for relaxation and entertaining. With two well-proportioned bedrooms and a modern bathroom, this home is perfect for couples or individuals looking for a peaceful retreat.

Located on a quiet cul de sac, walking distance to an array of amenities including shops and the local leisure centre, service by good public bus routes, close to the park, only a few minutes drive to the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

One of the standout features of this bungalow is its sweeping corner plot, which not only enhances the property's curb appeal but also presents significant potential for further extension to the rear. The good dimensions throughout the home allow for easy reconfiguration, enabling you to tailor the space to your personal preferences and lifestyle.

The beautiful gardens surrounding the property are a true highlight, featuring a sizeable raised patio that is ideal for outdoor dining or simply enjoying the tranquil surroundings. The gated driveway provides secure off-road parking, complemented by a detached garage, ensuring convenience and peace of mind.

With no upward chain, this bungalow is ready for you to move in and make it your own. Whether you wish to add your personal touch or simply enjoy the existing charm, this property offers a fantastic canvas for your future. Don't miss the chance to explore this lovely home in a sought-after location.

## HALLWAY

Through a glazed uPVC door leads into a long hallway, winding past all rooms, comprising wall mounted radiator, telephone point and loft hatch leading to a partially boarded loft with ladders and lighting.

## LIVING ROOM

13'7" x 8'11" (4.16 x 2.73)

A spacious living area, opening out into the dining room and conservatory, creating a great family hub or social space, comprising wall mounted radiator, aerial point, gas point if you wish to reinstate a fireplace and uPVC French doors leading into the conservatory.

## DINING ROOM

11'8" x 7'2" (3.57 x 2.2)

Through a large archway from the living room leads into a generously sized dining area, comprising wall mounted radiator and sliding uPVC doors leading directly into the garden

## CONSERVATORY

9'10" x 9'2" (3 x 2.8)

Offering that extra living space to use as you wish and allowing you to enjoy the garden all year round, this uPVC conservatory hosts floor to ceiling windows, a thermal roof keeping it cool in summer and warm in winter and uPVC door leading directly out onto the patio.

## KITCHEN

9'4" x 8'6" (2.86 x 2.6)

Offering an array of solid wood wall and base units, contrasting cream work surfaces, inset cream sink and drainer with chrome mixer tap, electric free standing cooker, under counter space and plumbing for a washing machine, space for a tall fridge/freezer, wall mounted Combi boiler, extractor fan, wall mounted radiator and uPVC window.

## BEDROOM 1

10'5" x 9'10" (3.2 x 3)

A good sized double bedroom comprising front facing uPVC window wall mounted radiator and aerial point.

## BEDROOM 2

9'10" x 9'10" (3 x 3)

A further good sized double bedroom comprising large front facing uPVC bay window and wall mounted radiator.

## BATHROOM

8'11" x 6'6" (2.73 x 2)

Fully tiled in nautical blue tones, comprising bath, separate shower cubicle with electric shower, two fitted white gloss vanity units one with inset sink and low flush WC, wall mounted chrome heated towel rail, extractor fan and frosted uPVC window.

## GARAGE

20'8" x 9'3" (6.3 x 2.82)

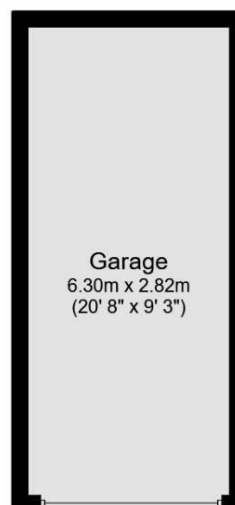
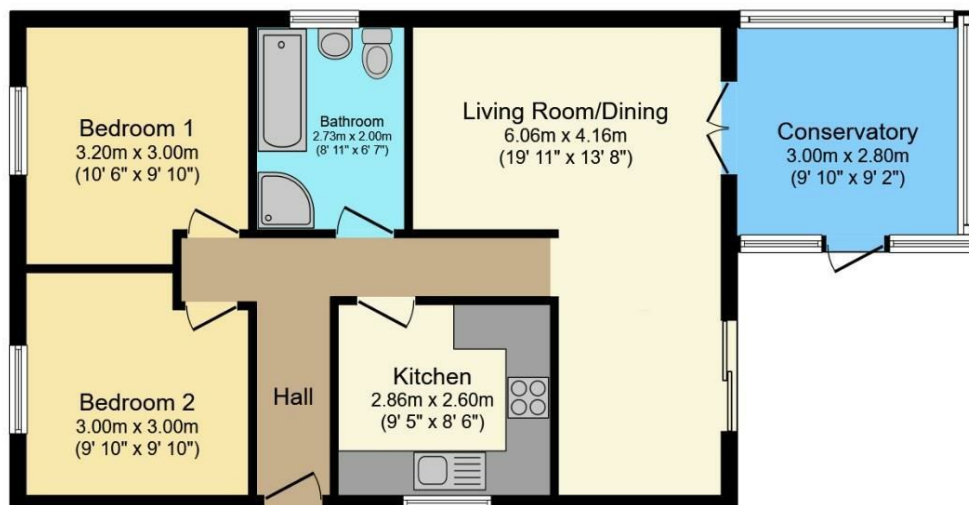
Offering secure parking or that extra storage we all crave, complete with up and over door, lighting, sockets and eaves which could provide further storage if boarded.

## EXTERIOR

The property boasts an impressive sweeping corner plot, hosting a large, yet low maintenance walled front garden, which could create further parking if desired. The house boasts a sizeable gated driveway providing off road parking for two cars comfortably. To the rear of the property is sublime, fully enclosed garden with something for everyone. There is an extensive raised slabbed patio, perfect for entertaining in the summer months, a shady second patio with a wooden gazebo over, step leads down to a neat lawn area surrounded by well stocked borders and colourful raised planters. There is plenty of scope at the back of the house to extend if desired.



## Floorplan



### Floor Plan

Floor area 68.0 sq.m. (732 sq.ft.)

### Garage

Floor area 17.1 sq.m. (184 sq.ft.)

Total floor area: 85.1 sq.m. (916 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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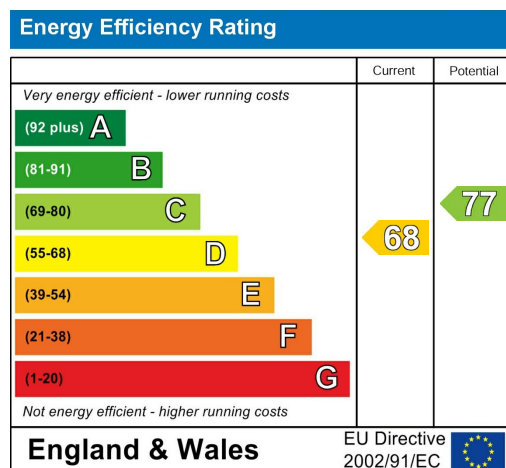








## Energy Efficiency Graph

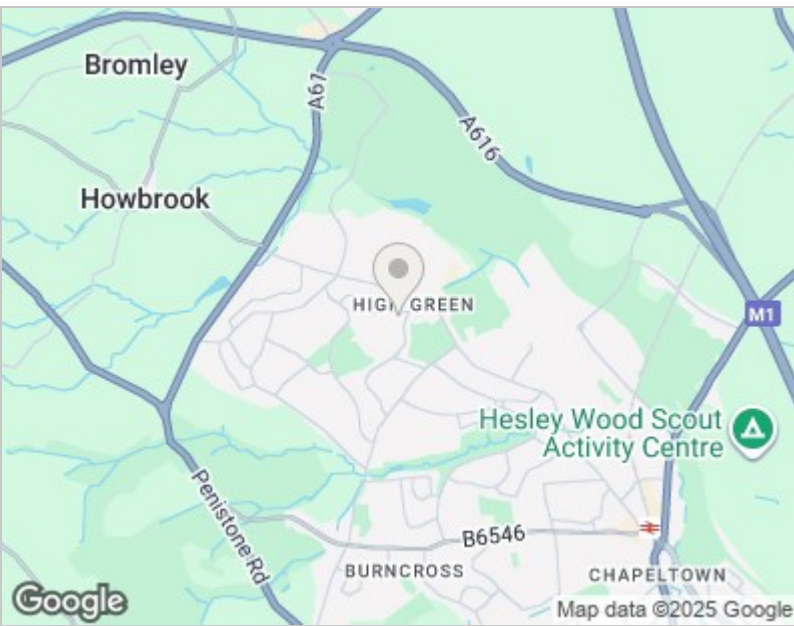


## Viewing

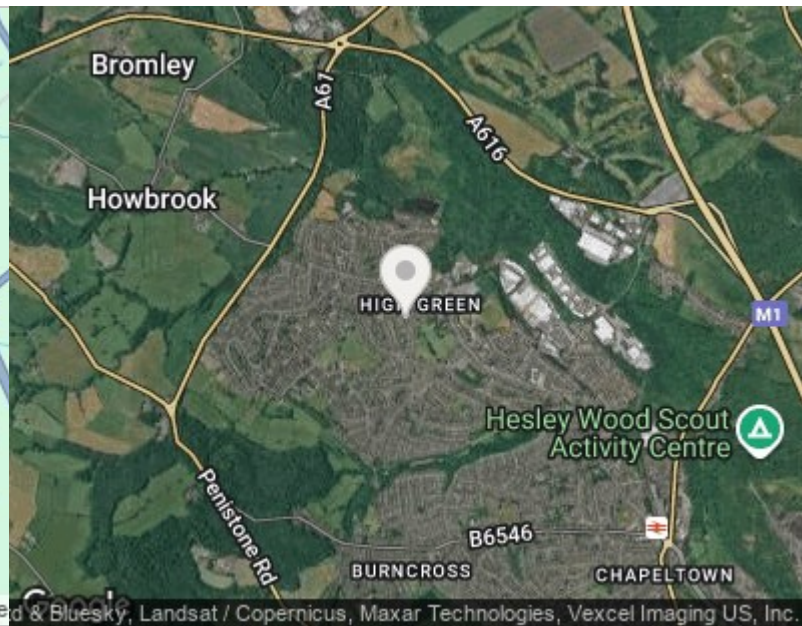
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Road Map



Hybrid Map





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