

# HUNTERS<sup>®</sup>

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## Stephen Drive

Grenoside, Sheffield, S35 8QY

Guide Price £475,000



- 4 DOUBLE BED STONE DETACHED
- IMPRESSIVE OPEN PLAN LIVING
- GENEROUS ROOM DIMENSIONS
- WELL LANDSCAPED, LOW MAINTENANCE GARDEN
- COMMUTER VILLAGE LOCATION

- IMMACULATE THROUGHOUT
- FULLY UPGRADED WITH BEAUTIFUL KITCHEN AND STYLISH BATHROOMS
- TASTEFUL DECOR
- AMPLE OFF ROAD PARKING PLUS A SUPERB GARAGE
- COUNCIL TAX BAND E

Tel: 0114 257 8999

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GUIDE PRICE £475,000 - £500,000. NO UPWARD CHAIN! Nestled in the charming area of Grenoside, Sheffield, this immaculate, four-bedroom detached house on Stephen Drive offers a perfect blend of modern living and elegant design. The property boasts a stunning modern interior, featuring a stylish kitchen and luxurious bathrooms that cater to the needs of contemporary family life.

Located in a quiet back water location, in the popular commuter village of Grenoside, this beautiful home is situated within walking distance of an array of shops and pubs, a stones throw from local woodland and rural walks, surrounded by reputable schools, minutes away from the M1, serviced by good public bus routes and with direct roads leading to Sheffield, Barnsley and Manchester.

The heart of the home is undoubtedly the impressive open-plan kitchen/living diner, which creates a warm and inviting atmosphere, ideal for family gatherings and social occasions. The four double bedrooms are generously sized, ensuring comfort for all family members or guests. With three well-appointed bathrooms, morning routines will be a breeze, providing convenience and privacy.

Outside, the low-maintenance, well designed garden is a delightful retreat, featuring a large composite deck adorned with a contemporary glass balustrade. This outdoor space is perfect for enjoying sunny days or hosting barbecues with friends and family.

Briefly comprising entrance hallway, downstairs WC, open plan kitchen/diner/living room, snug, master suite with ensuite shower room, three further double bedroom and family bathroom.

With no upward chain, you can move straight in and start enjoying your new home without delay. This property is a rare find, combining modern aesthetics with practical living spaces in a desirable location. Don't miss the opportunity to make this stunning house your new home...book your viewing today!

## ENTRANCE HALLWAY

Through a composite glazed door lead into an impressive entrance hallway, comprising tiled flooring, perfect for muddy wellies or paws, wall mounted radiator, inset spots and stairs rising to the first floor with a sleek glass balustrade.

## DOWNSTAIRS WC

A handy addition to any busy household, comprising tiled flooring, white gloss vanity unit with inset sink, low flush WC, inset spots and extractor fan.

## KITCHEN/DINER

24'11" x 22'9" (at widest point and including the (7.6 x 6.95 (at widest point and including the livi)

A stunning kitchen hosting an array of light stone wall and base units providing plenty of storage space, luxurious white resin work surfaces, mirrored splashbacks, inset Belfast sink with chrome pull out kitchen mixer tap, inset 5 ring Bosch induction hob with tilted black extractor above, integrated Miele oven/grill and microwave, integrated fridge, inset spots, tiled flooring, Victorian style white radiator, aerial point and French doors opening out onto the garden creating a great social space.

## LIVING AREA

The kitchen/diner opens out seamlessly into a sumptuous living area, creating a great social space or family hub, hosting an inset, wall mounted flame effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising inset spots, white Victorian style radiator, uPVC window and oak glazed bi-fold doors opening out into the snug area.

## SNUG

11'7" x 8'2" (3.54 x 2.5)

A place to shut yourself off and relax, could make a great play room or home office if desired, it is currently used as a children's TV room, comprising aerial point, telephone point, white Victorian style radiator, uPVC window and inset spots. Door also leads back to the entrance hallway.

## LANDING

A long gallery style landing, comprising inset spotlights and loft hatch leading to a partially boarded loft with lighting.

## MASTER BEDROOM

16'11" x 10'3" (not including wardrobes) (5.18 x 3.13 (not including wardrobes))

An elegant, serene master suite, hosting a wall of fitted wardrobes, inset spots, white Victorian style radiator, aerial point and uPVC window.

## ENSUITE

6'7" x 5'0" (2.01 x 1.53)

A sleek ensuite shower room, fully tiled in 'on trend' grey subway tiling, hosting a walk in glass shower cubicle with drench shower, grey gloss vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail, inset spots, extractor fan and frosted uPVC window,

## BEDROOM 2

11'7" x 11'1" (3.54 x 3.4)

A beautifully presented, large double bedroom, comprising inset spots, white Victorian style radiator, aerial point and uPVC window.

## BEDROOM 3

11'11" x 8'2" (3.64 x 2.5)

A light and airy double bedroom, comprising inset spots, white Victorian style radiator, aerial point and uPVC window.

## BEDROOM 4

10'11" x 10'9" (3.34 x 3.3)

An impressively sized fourth double bedroom comprising built in storage cupboard that also houses the CCTV technology, white radiator, inset spots and uPVC window.

## BATHROOM

7'10" x 6'3" (2.4 x 1.92)

A generously sized, contemporary family bathroom, fully tiled in calming natural tones, comprising 'P' shaped bath with drench shower over, a stylish built in waterproof TV, built in dark wood vanity unit with inset sink, low flush WC, inset spots, Victorian style radiator and frosted uPVC window,

## GARAGE

Fully kitted out with two walls of tall white gloss storage units offering that extra storage space we all crave, grey stone effect work surface with under counter space and plumbing for washing machine and dryer, space for an American style fridge/freezer, convenient electric roller shutter door, uPVC window to rear, lighting and sockets throughout.

## EXTERIOR

Up a shared private drive leads to Sycamore Range, here you will find an extensive block paved driveway providing off road parking for at least 4 cars. Stone steps lead to the front door with sleek wall lighting guiding the way. To the rear of the property is a fully enclosed, low maintenance, well landscaped, sun drenched garden. A sizeable composite deck complete with glass balustraded and plinth LED lighting, creates a great space to sit out and entertain in the summer months, it also boasts a sunken space and electrics for a hot tub with built over solid wood gazebo for extra privacy. The garden is then laid with low-maintenance, durable, pet/child-friendly, long-lasting artificial grass. The garden also hosts an outdoor tap and array of wall lighting.

# Floorplan



**Ground Floor**

Floor area 69.3 sq.m. (746 sq.ft.)



**First Floor**

Floor area 65.8 sq.m. (708 sq.ft.)

**Total floor area: 135.1 sq.m. (1,454 sq.ft.)**

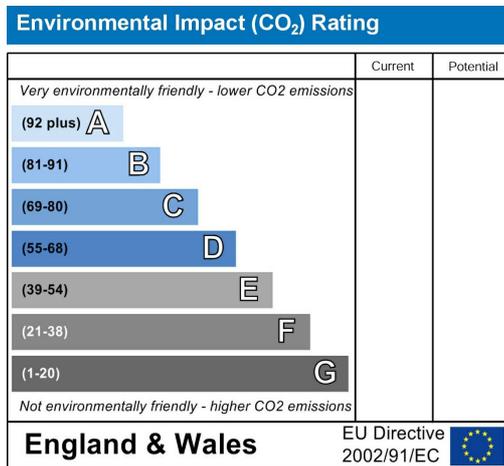
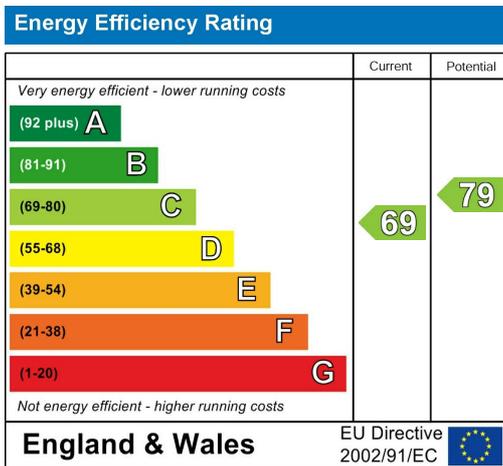
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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)







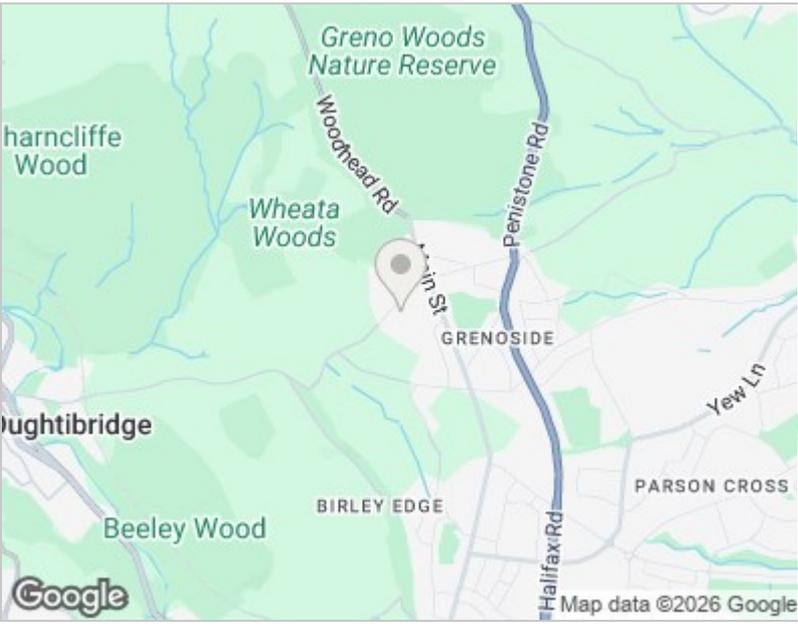
### Energy Efficiency Graph



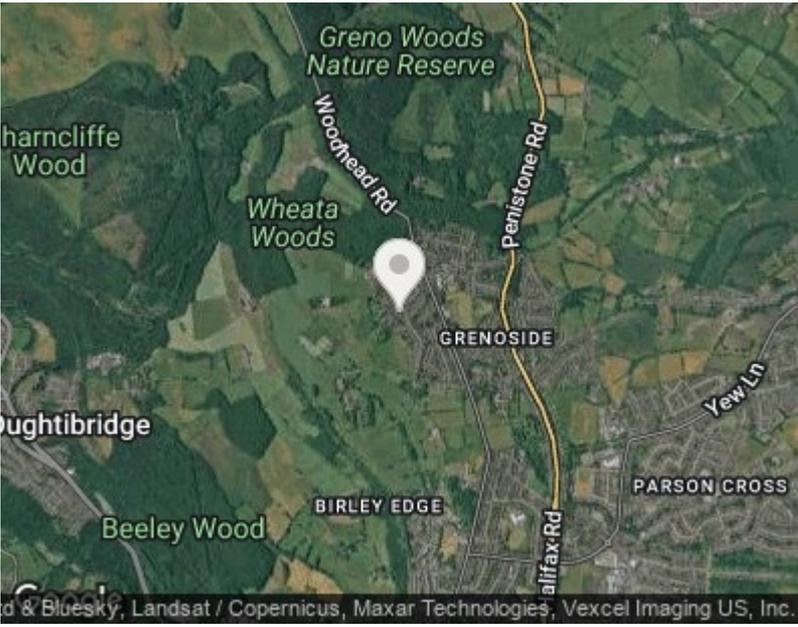
### Viewing

Please contact our Hunters Chapelton 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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