



£225,000 Guide Price

Church View, Woodhouse, Sheffield

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Extended Three Bedroom Family Home
- FABULOUS First Time Buyer/ Growing Family Home
- Appointed to a Very High Standard Throughout
- High Spec Open Plan Kitchen Diner with Separate Study
- Modern Bay Windowed Lounge
- Bespoke Downstairs WC
- Bathroom Benefiting from Both Bath & Separate Shower
- Converted Loft Space
- Stunning Privately Enclosed Landscaped Gardens
- ABSOLUTELY STUNNINGVIEWING HIGHLY ADVISED!

Property Description

GUIDE PRICE £225,000 to £235,000

STUNNING & EXTENDED, THE BEST OF IT'S KIND...THE FIRST TO SEE WILL BUY, SO BEAR THIS IN MIND...!

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Main Particulars

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Uflit are highly delighted to welcome to the market this stunning EXTENDED THREE bed semi-detached property, immaculately appointed to an exceptionally high standard throughout. The property boasts a cloakroom entrance, spacious modern bay windowed lounge and the heart and hub of this truly stunning family home is a modern high-spec open plan kitchen diner tastefully adopting the extension benefitting from Velux windows flooding the whole area with light, a fabulous separate study and a beautiful bespoke downstairs wc. The first-floor hosts three ample sized bedrooms and a fantastic family bathroom benefitting from both bath and separate shower. The second-floor converted loft room is currently used as a fourth bedroom with an abundance of eaves storage and a Velux window. To the outside of the property is a beautiful landscaped low maintenance garden. To the rear a private landscaped garden with stunning patio areas extending the family entertaining area. Located in the ever-popular area of Woodhouse, close to local amenities, excellent transport links and schools. Don't think we've missed anything the owner certainly hasn't. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Leasehold

Entrance hall

Entering through a glazed composite door to a light and warming hallway with modern solid wood flooring and carpeted stairs leading to the first-floor accommodation, designer radiator, side facing upvc window and solid wood doors giving access to the open plan breakfast kitchen/diner, lounge and wc.

Washroom

A stunning bespoke downstairs rest room with a vanity unit housing the wc with wall mounted flush and a further vanity unit with counter top basin and designer tap. Partially tiled walls with striking tiled flooring, designer heated towel rail, spot lighting and a front facing upvc window.

Open Plan Breakfast Kitchen/Diner w: 4.7m x l: 6.4m (w: 15' 5" x l: 21')

The heart and hub of this truly magnificent home is the fitted modern kitchen featuring a range of wall and base units with complimentary worksurface areas and tiled back panels with a counter top composite sink and designer tap, boasting a central breakfast bar/island with a continuation of the worktops and complimentary base

units. Fitted appliances to include a built-in double oven with complimentary microwave, induction hob and extractor fan. Integrated appliances to include a washing machine, dishwasher and a negotiable American fridge freezer.

Open Plan Breakfast Kitchen/Diner cont...

Further complimenting this modern kitchen is three designer radiators and beautiful LVT flooring seamlessly flowing through to the offset dining area giving a sense of separation to the open plan aspect and an abundance of mood spot lighting flowing through this area. A side facing upvc window along with a rear glazed door opening to the garden illuminates, a bespoke vaulted ceiling with three Velux windows and a door leads to the study. Sizes to maximum measurements.

Study w: 2.5m x l: 2.5m (w: 8' 2" x l: 8' 2")

Adding a more peaceful setting is this stylish study with a large range of fitted furniture and shelving, a bespoke feature panelled wall compliments, carpeted flooring and a rear facing upvc window.

Lounge w: 4.1m x l: 4.8m (w: 13' 5" x l: 15' 9")

A spacious beautifully presented living area with a beautiful bespoke feature panelled wall, carpeted flooring and a front facing upvc bay window adding to the light and a radiator adds warmth.

FIRST FLOOR:

Landing

A solid wood banister rail with beautiful glass balustrades creating a feature, carpeted flooring, side facing upvc window and spot lighting. Doors giving access to three bedrooms, the family bathroom and carpeted stairs to the second.

Master bedroom w: 3m x l: 3.7m (w: 9' 10" x l: 12' 2")

A double bedroom with a stylish range of sliding wardrobes with mood lighting, feature wall, carpeted flooring, radiator and front facing upvc bay window.

Bedroom 2 w: 3m x l: 2.8m (w: 9' 10" x l: 9' 2")

A further double bedroom with understairs storage, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 3 w: 2m x l: 2.7m (w: 6' 7" x l: 8' 10")

An ample sized third bedroom with a fabulous floating bed with a range of fitted storage and further office furniture, carpeted flooring, radiator and a front facing upvc

window.

Family Bathroom w: 2m x l: 2.5m (w: 6' 7" x l: 8' 2")

A beautifully presented family bathroom benefitting from both bath and separate shower comprising of a panelled bath with separate built-in shower area, wash hand basin and low level wc. Partially tiled walls with feature border, contrasting vinyl flooring, spot lighting, heated towel rail and a rear facing upvc window.

Loft room

A converted loft space currently used as a fourth bedroom with carpeted flooring, radiator, side facing upvc window with a further Velux window and ample eaves storage. Sizes to maximum measurements.

Outside

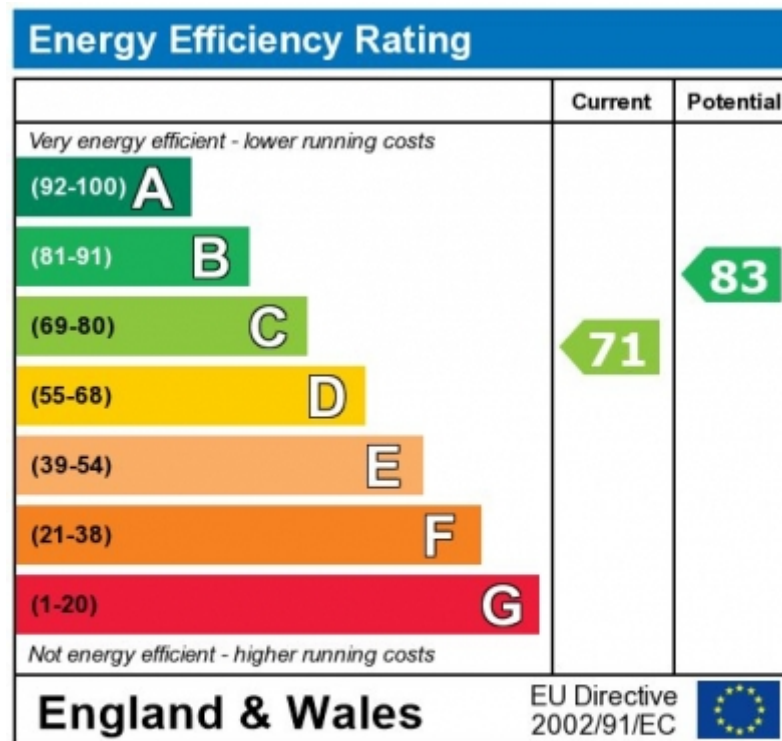
This house has curb appeal with an attractive landscaped enclosed front garden where an Indian stone path separates beautiful sleeper borders with decorative stone. Side gated access to the rear where the Indian stone wraps around the property to form beautiful patio areas with low maintenance Astro turf gardens. A spectacular sunken oasis creates a feature and a further decked patio with balustrades looks over a tranquil water feature. All privately fenced creating a fabulous entertaining area and an outhouse allows for storage.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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