

## Ecclesfield Road, Chapeltown, S35

Asking Price £645,000

- FREEHOLD
- GREAT SIZE REAR GARDEN
- BI FOLD DOORS OUT TO THE GARDEN
- DETACHED FIVE BEDROOM FAMILY HOME
- OPEN PLAN FAMILY ROOM, PERFECT FOR ENTERTAINING
- PRIMARY BEDROOM WITH EN SUITE SHOWER ROOM
- IMMACULATELY PRESENTED THROUGHOUT
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- COUNCIL TAX BAND E £2,920



# Ecclesfield Road, Chapeltown, S35

**\*\* VIEWING ESSENTIAL | FREEHOLD \*\*** Immaculately presented and set within the ever-popular Chapeltown location, this desirable detached five-bedroom family home enjoys gorgeous elevated views and is ready to move straight into. The location is ideal for commuters, with Chapeltown train station close at hand and convenient access to the M1 motorway and A61 for travel across Sheffield and beyond. The property benefits from gated off-road parking, an integral garage and a generous rear garden, making it ideal for modern family living. Internally, the accommodation briefly comprises: entrance porch, welcoming hallway, lounge, impressive open-plan family room, utility room and downstairs WC. To the first floor is a split-level landing leading to four double bedrooms to one side, including the principal bedroom with en-suite shower room, along with a family bathroom. To the other side is a generously sized double bedroom with a separate shower room, ideal for guests or older children. Externally, the property offers a gated driveway, garage and an excellent-sized rear garden.



Council Tax Band: E



**ENTRANCE PORCH**

Entered via a part obscure glazed composite entrance door, the entrance porch is a light-filled space with windows to three aspects. Finished with tiled flooring and recessed ceiling spotlights, a step up leads to the inner entrance door, opening directly into the hallway.

**HALLWAY**

Accessed via a part obscure stained glass entrance door, the hallway is bright and welcoming, with matching obscure stained glass windows surrounding the door. Featuring tiled flooring, a central heating radiator and a ceiling light point, it provides practical built-in hidden understair storage and a staircase rising to the first floor. Solid doors open to the lounge, the open-plan family room, and a discreet utility room, creating a well-organised and functional entrance to the home.

**LOUNGE**

This spacious lounge is a bright and inviting room, featuring a large bay window to the front elevation. A multi-fuel burner provides a cosy focal point beneath a charming feature beam, with built-in storage flanking either side. An open archway extends the lounge, with additional built-in storage along one wall, while carpeted flooring, two central heating radiators, and ceiling light points complete the space. Glazed sliding doors connect seamlessly to the open-plan family room, enhancing the sense of flow and providing an ideal layout for modern family living.

**OPEN PLAN FAMILY ROOM**

Ideal for entertaining, the open-plan family room benefits from bi-fold doors leading out to the garden, creating a perfect inside-outside flow during the summer months. The kitchen area is fitted with a stylish mix of navy and white wall, base, and drawer units, complemented by quartz worktops and a breakfast peninsula with space for seating and feature lighting above. A Belfast sink sits beneath a side-facing window, with integrated appliances including a dishwasher, oven, microwave, hob with extractor hood, and space for an upright fridge freezer. Tiled walls, recessed ceiling spotlights, and a multi-fuel burner with a brickwork surround add character, while a cosy reading nook, complete with a central heating radiator, provides a quiet retreat within the space. The dining area, with room for a large table and chairs, is flooded with natural light from four Velux windows, with tiled flooring, recessed ceiling spotlights, and a central heating radiator providing comfort and practicality throughout. A solid door provides access to the downstairs WC, discreetly tucked away from the main living space.

**DOWNSTAIRS WC**

The downstairs WC is well-appointed, featuring a WC and wash basin set into a vanity storage unit. An obscure-glazed window to the rear elevation allows natural light while maintaining privacy, complemented by a feature tiled wall to one side. Recessed ceiling spotlights, a central heating radiator, an extractor fan, and tiled flooring complete the space. This room also houses a new boiler, fitted in April 2021 and serviced annually.

**UTILITY ROOM**

Accessed via the hallway with a single step down, the hidden utility room is both practical and well-equipped. It offers space and plumbing for a washing machine and dryer, with an obscure glazed window to the side elevation providing natural light. Sage wall and base units with wooden worktops offer storage and workspace, complemented by drying racks, recessed ceiling spotlights, tiled flooring, and a moisture-sensor extractor fan. A solid door also provides convenient access to the garage.

**STAIRS RISING TO THE FIRST FLOOR**

**SPLIT LEVEL LANDING**

The split landing is carpeted and provides access to all first-floor accommodation. To the left-hand side is one bedroom with an adjacent shower room, while to the right-hand side are four further bedrooms and the family bathroom. Ceiling and wall light points illuminate the space, and loft access is provided via a pull-down ladder, with lighting and five Velux windows situated in the loft space above.

**BEDROOM ONE**

This generous primary bedroom is bright and airy, featuring a large bay window to the front elevation that offers lovely elevated views. Built-in wardrobe storage spans one wall, providing ample space, while carpeted flooring, a central heating radiator, a ceiling light point, and recessed ceiling spotlights complete the room. A solid door leads through to the ensuite shower room, adding convenience and privacy.

**ENSUITE SHOWER ROOM**

The ensuite shower room is modern and stylish, featuring a WC and wash basin set into a floating vanity storage unit. A shower enclosure with a black-framed screen is fitted with matching black fixtures, including an overhead shower and hand-held shower attachment. The room is finished with tiled walls and flooring, recessed ceiling spotlights, and an extractor fan.

**BEDROOM TWO**

Another great-sized bedroom, full of light and warmth, with a large rear-facing window overlooking the garden. Carpeted flooring, a central heating radiator, and a ceiling light point make this a cosy and inviting space.

**BEDROOM THREE**

Another double bedroom, an inviting space with a rear-facing window overlooking the garden. Carpeted flooring, a central heating radiator, and recessed ceiling spotlights complete the room.

**BEDROOM FOUR**

This spacious dual aspect bedroom, located to the left-hand side of the split landing, is ideal for guests or relatives, with its own adjacent shower room providing added privacy. Windows to the front and side elevations allow natural light to fill the room, while carpeted flooring, a central heating radiator, and a ceiling light point complete this comfortable and versatile space.

**SHOWER ROOM**

The ensuite shower room is well-appointed, featuring a shower enclosure with both an overhead shower and a hand-held shower attachment, fitted with a screen door. A vertical heated towel rail, tiled walls, recessed ceiling spotlights, and tiled flooring finish the room.

**BEDROOM FIVE**

Currently utilised as an office, this bedroom is bright and versatile, featuring a window to the front elevation. It also benefits from carpeted flooring, a central heating radiator, and a ceiling light point.

**FAMILY BATHROOM**

The family bathroom is stylish and practical, featuring a WC and wash basin set into a vanity storage unit. A corner bath with a hand-held shower attachment provides flexibility, while an obscure glazed window to the rear elevation allows natural light. The room is finished with fully tiled walls and flooring, a vertical heated towel rail, and recessed ceiling spotlights.



### **GARAGE**

The garage is practical and versatile, fitted with shelving, power, and lighting. It is accessed via an up-and-over door, providing secure and convenient storage or workspace.

### **FRONT GARDEN**

The property benefits from a gated block-paved driveway with large iron gates, providing parking for multiple vehicles. It is bordered by walls and hedges, with a fence to one side, offering both privacy and a defined boundary.

### **REAR GARDEN**

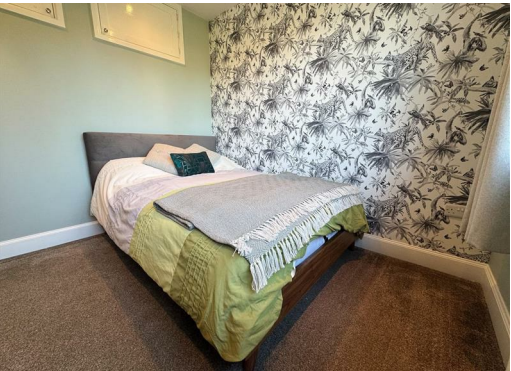
The rear garden is beautifully maintained and designed for both relaxation and entertaining. A paved entertaining area leads directly from the bi-fold doors, flowing onto a predominantly lawned space. A pebble bed sits to the rear, where there is also a storage shed, with mature apple trees, shrubs, and planted borders adding character. The garden is enclosed by hedge borders, providing privacy and a sense of seclusion.

### **DISCLAIMER**

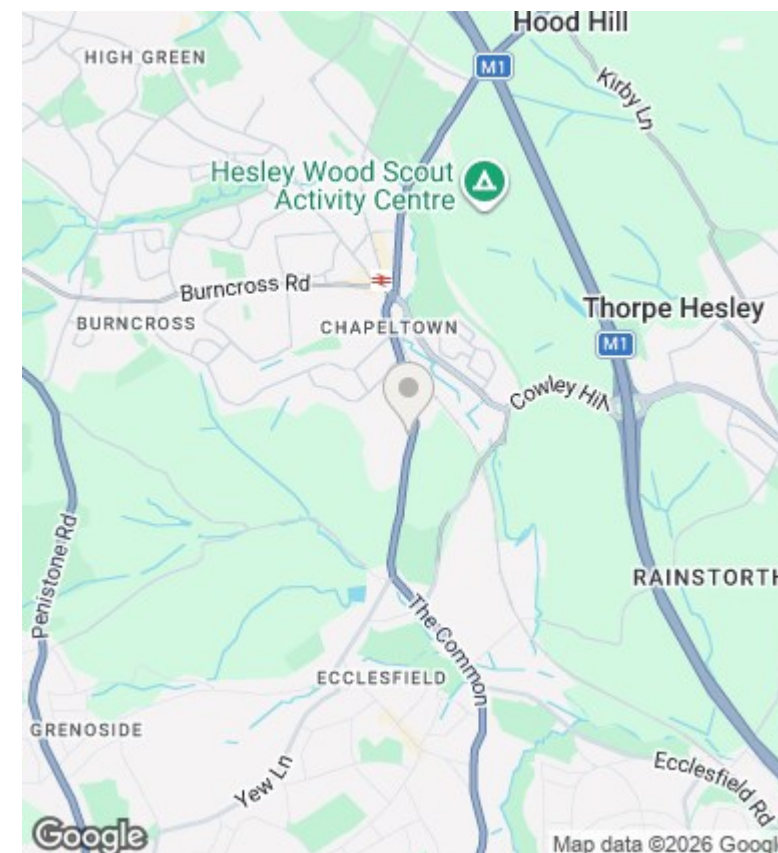
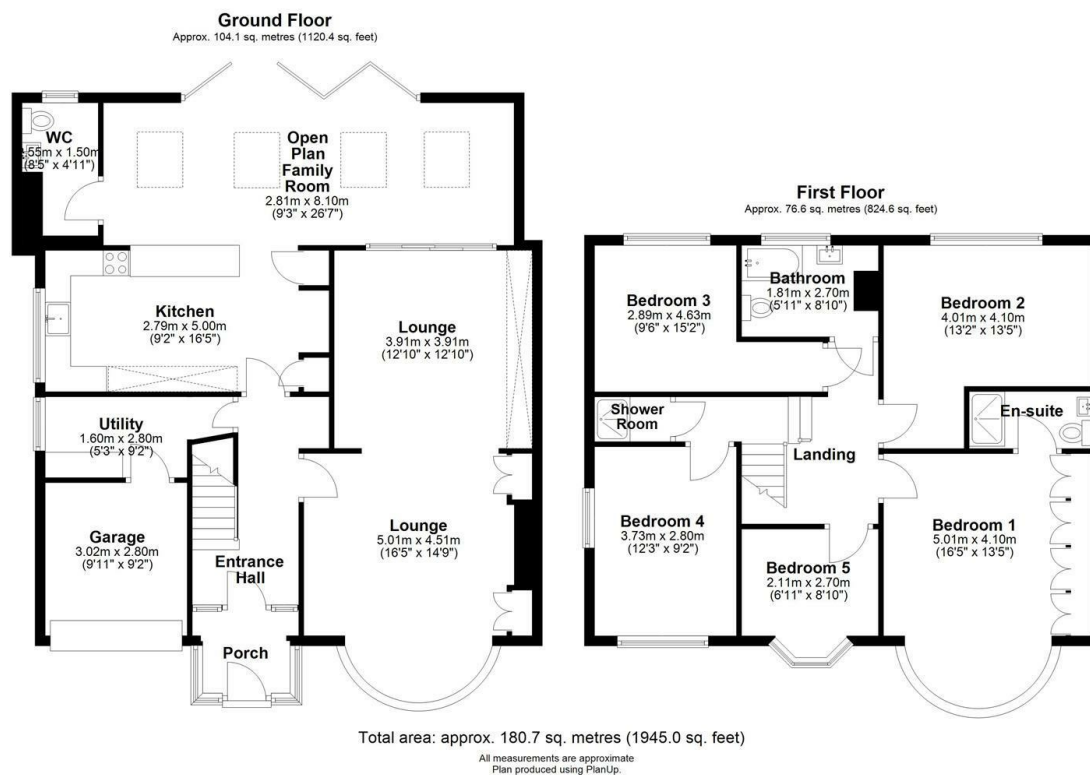
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2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
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## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		