



## 24 Sherburn Gate

Chapelton, Sheffield, S35 2EU



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Welcome to this beautiful, detached house, located in the desirable area of Sherburn Gate, Chapelton, Sheffield.

This generous family home boasts an open-plan kitchen diner, a separate reception room, three bedrooms, and two bathrooms. With a south-west facing garden, external garage, and driveway parking for multiple cars, this property provides ample space for comfortable, modern living.

The spacious, dual aspect, kitchen diner is perfect for entertaining guests or relaxing with your family. A downstairs shower room offers convenience for busy mornings or accommodating guests, and the utility room adds a practical touch to everyday living, keeping your home organized and clutter-free.

The property received significant upgrades to an exceptionally high standard in 2021, including windows and doors throughout, a new heating system (boiler, radiators, and pipework), a full electrical re-wire, and the installation of hard-wired internet points.

This house offers the perfect integration of easy indoor-outdoor living, and ample storage throughout. Both stylish and practical, don't miss the opportunity to make this property your new home.

Local amenities including Chapelton Train Station, supermarkets, pubs, restaurants, local parks and countryside and are all within walking distance. The motorway links are a short drive away, ideal for commuters using the M1.

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### Entrance Hallway

External door into the hallway. Stairs to the first floor landing and doors into the shower room, kitchen, lounge. Storage cupboard.

### Lounge

Front facing window. Feature brick fire place with fire. Door into the living space.

### Shower Room

WC, vanity storage sink and shower cubicle. Side facing window.

### Utility Area

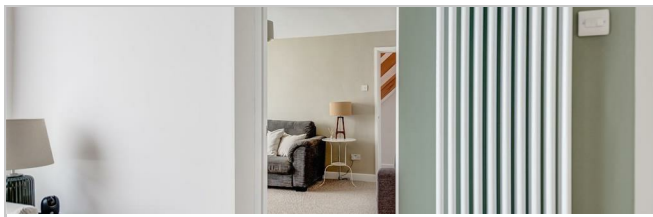
Side facing window. Space for a washing machine and dryer. Built in storage cupboard. Door leading to the rear garden.

### Kitchen

Wall and base units with space for American style fridge freezer, integrated dishwasher, and sink with drainer. Double-depth kitchen island has generous storage, space for a dual-fuel range oven with hob and extractor fan, and breakfast-bar style seating; perfect for entertaining. Rear facing window.

### Open Plan Living Space

The extended open plan living space is ideal for families, fitting a full-size dining table and chairs and additional living area. This dual aspect area features a front facing window, and rear facing French doors leading to the garden.



### Bathroom

Fully tiled bathroom with WC, vanity storage sink with bowl, bath with shower over. Rear facing window.

### Bedroom One

Front facing window. Space for a super-king size bed and fitted wardrobes.

### Bedroom Two

Rear facing window. Space for a double bed and wardrobes. Eaves storage with potential to be made into an ensuite or storage room (subject to planning).

### Bedroom Three

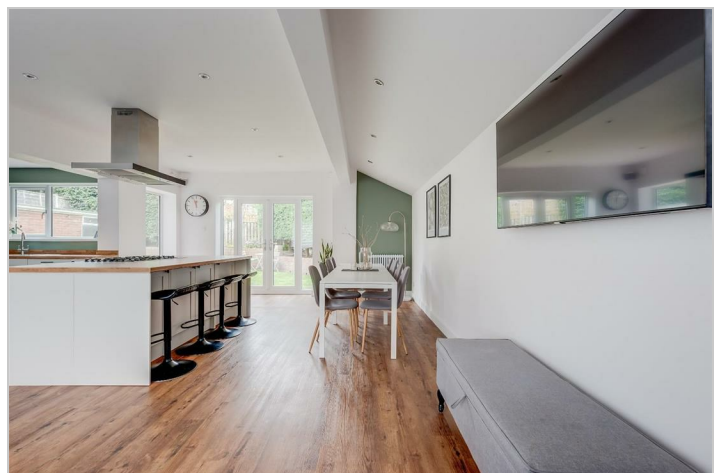
Front facing window. Space for a bed and wardrobes. Built in storage cupboard.

### Garage

Up and over door for car access. Power and lighting.

### Exterior

To the front of the property there is a driveway for multiple cars, a lawn with shrubbery borders, and weatherproof external sockets. To the rear of the property there is a south-west facing lawn and patio with tree lined borders. To the side of the property is an area for a shed or storage.



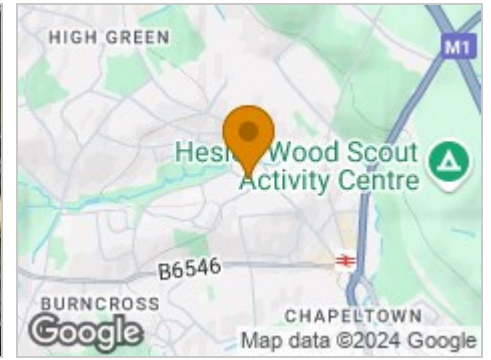
## Road Map



## Hybrid Map



## Terrain Map



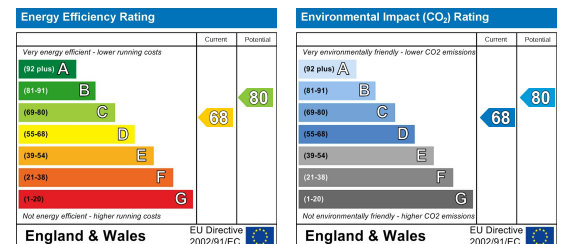
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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