



4 Leyburn Grove,
Chapelton, Sheffield, S35 2ES

Guide price £230,000



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Welcome to this charming semi-detached house located in the peaceful cul-de-sac of Leyburn Grove, Chapelton, Sheffield. Built in 1970, this delightful property has been modernised throughout, offering a comfortable and stylish living space for families or professionals alike.

The house features three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering spot for family and friends, while the modern bathroom ensures convenience and comfort. Additionally, the property boasts an office room situated in the garden, ideal for those who work from home or require a quiet space for study.

Parking is made easy with space for one vehicle, allowing for hassle-free access. The location is particularly advantageous, as it is close to local amenities, including shops, pubs, and restaurants, catering to all your daily needs. Furthermore, the nearby train station offers excellent transport links, making commuting to Sheffield city centre and beyond a breeze.

The property is also ideally situated within close proximity to Lound Infant and Junior Schools, both within walking distance, making it a great choice for families with young children.

This property presents a wonderful opportunity to enjoy a modern lifestyle in a tranquil setting, with the added benefit of being within reach of vibrant community life. Whether you are looking to settle down or invest, this home in Chapelton is not to be missed.

Living Room

5.29m (17'4") into bay x 3.66m (12') (5.29m (17'4") into bay x 3.66m (12'))

This inviting living room features a bright bay window that allows plenty of natural light to fill the space. The room is centred around a charming fireplace with a striking teal accent wall that adds a pop of colour and character. Neutral walls and carpeting create a warm and welcoming atmosphere, while ample space allows for comfortable seating and entertaining. The room seamlessly connects to the dining kitchen, making it a perfect setting for both relaxing and socialising.

Dining Kitchen

10'7" x 14'6" (3.24m x 4.42m)

The dining kitchen offers a bright and airy space, thanks to a set of French doors leading to the rear garden. The kitchen is well-equipped with modern appliances, light wood cabinetry, and dark countertops that create a stylish contrast. There is a breakfast table set against a striking teal blue wall, adding a splash of colour to the white tiled floor. The layout maximises both storage and preparation space, making this kitchen practical yet inviting for casual dining or cooking.

Porch

The porch provides a welcoming entrance with practical storage space, featuring a built-in cupboard with louvered doors that is ideal for coats and shoes. Natural light filters through the door windows, enhancing the compact yet functional area which leads directly into the living room.

Landing

The first-floor landing benefits from natural light streaming through a window and provides access to all three bedrooms and the bathroom. The stair railing is crafted from natural wood, adding warmth and continuity throughout the home.

Bedroom 1

14'2" x 8'6" (4.33m x 2.60m)

This bedroom is a cosy double with a window that fills the room with natural light. Soft neutral walls and carpeting create a restful atmosphere, complemented by a stylish teal paneled headboard that adds a contemporary touch.

Bedroom 2

10' x 8'3" (3.06m x 2.52m)

A well-proportioned bedroom with light walls and carpets, featuring a fitted

wardrobe that maximises storage. The window looks out to the rear garden, offering a peaceful view and plenty of natural light, making it a warm and inviting space.

Bedroom 3

6'7" x 5'9" (2.00m x 1.75m)

This smaller bedroom is currently used as a dressing room with built-in wardrobes and shelves, making excellent use of the space. Painted in a rich teal colour, it provides a cosy and private retreat with a window that looks towards the front of the house.

Bathroom

The bathroom is a bright and fresh space with light-coloured wall tiling and a shiny black tiled floor. It features a white suite including a bath with an over-bath shower, a pedestal wash basin, and a WC, with a frosted window that allows natural light while maintaining privacy.

Garden Office

This well-organised garden office is a versatile space with natural light pouring in through large windows. It is currently set up as a home office and gym, featuring a desk area, shelving, and workout equipment, making it ideal for working from home or staying active. Featuring a sink and electricity.

Front Exterior

The front exterior is a neat semi-detached house with a low maintenance front garden featuring a paved pathway and decorative stones. The house has brick walls with a tiled roof, white-framed windows including a bay window, and a bright red front door that adds a welcoming splash of colour.

Rear Garden

The rear garden offers an attractive outdoor space with a mix of paving, decking, and gravel areas. Raised flower beds border the garden, which features well-maintained shrubs and plants. A spacious wooden garden room with double doors provides a versatile space which might be used as a summer house, office, or gym. There is also outdoor seating for dining and relaxation, making this garden a tranquil and private retreat.



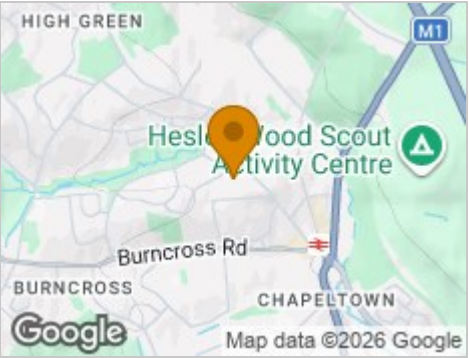
Road Map



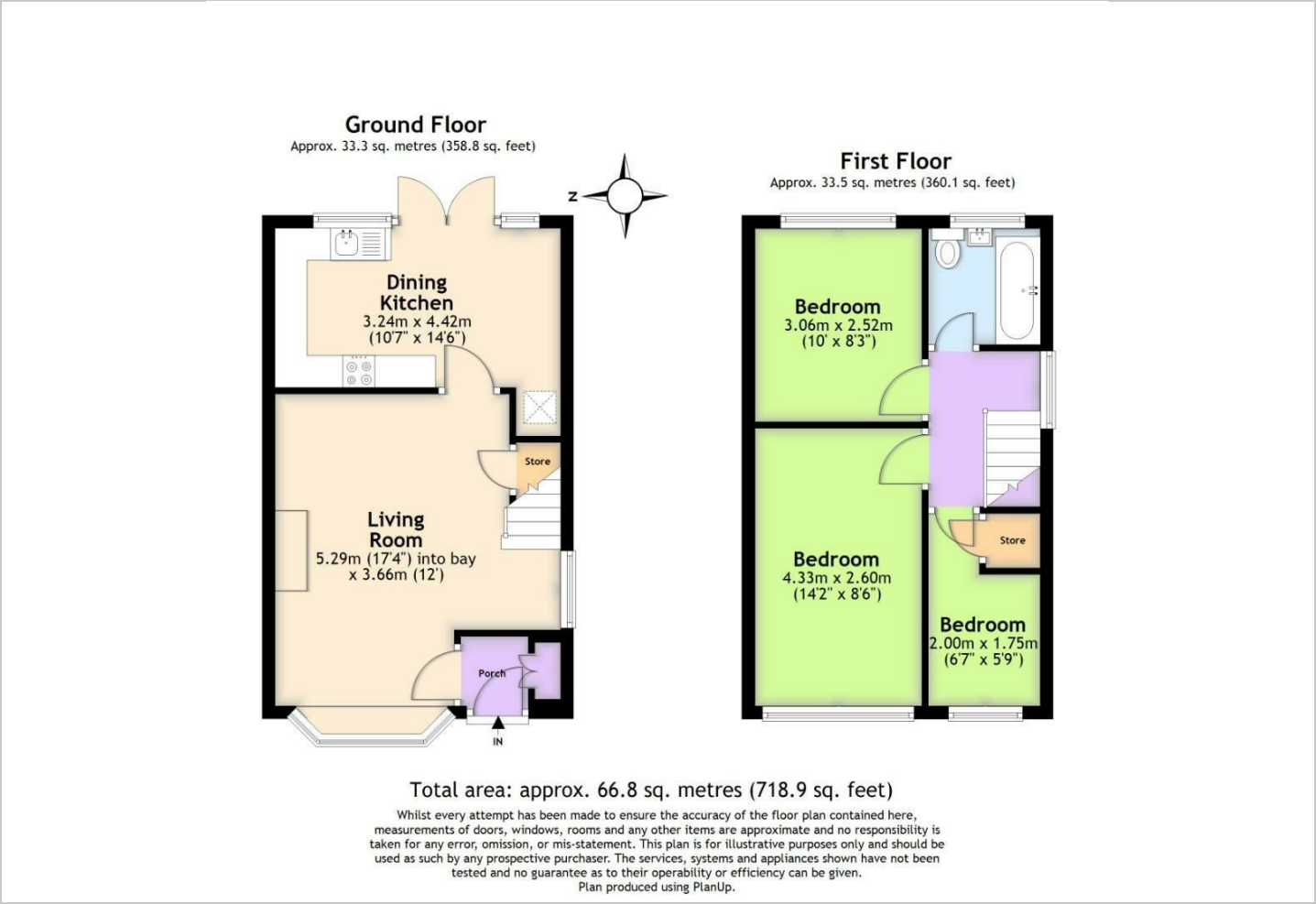
Hybrid Map



Terrain Map



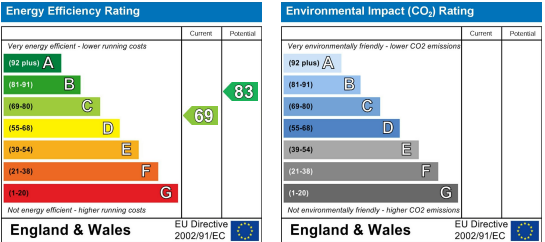
Floor Plan



Viewing

Please contact our JPM Estate Agents Ltd 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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