jpm Estate Agents



9 Arncliffe Drive

Chapeltown, Sheffield, S35 2BS

Offers over £420,000

5 3 3 C





9 Arncliffe Drive

Chapeltown, Sheffield, S35 2BS

Offers over £420,000







Nestled in the tranquil cul-de-sac of Arncliffe Drive, Chapeltown, Sheffield, this impressive detached house offers a perfect blend of comfort and convenience. With five spacious bedrooms, this property is ideal for families seeking ample living space. The house boasts three well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or work.

The heart of the home is the inviting kitchen diner, which is perfect for family meals and gatherings. Additionally, the property features a delightful conservatory, allowing natural light to flood in and offering a serene space to enjoy the garden views. For added convenience, the bedroom includes an ensuite shower room, ensuring privacy and comfort.

With three bathrooms in total, morning routines will be a breeze for the entire family. The property also benefits from parking space for up to three vehicles, making it easy for residents and guests alike.

Situated close to a variety of amenities, including pubs, schools, and shops, this home is well-connected to the local community. Furthermore, with motorway links nearby, commuting to Sheffield and beyond is straightforward.

This charming residence on Arncliffe Drive is not just a house; it is a place where memories can be made. With its spacious layout and prime location, it presents an excellent opportunity for those looking to settle in a welcoming neighbourhood.

Living Room
The living room offers a warm and welcoming setting, styled with neutral décor and a feature wall that adds character to the space. A focal point of the room is the attractive fireplace housing a log burner, perfect for creating a cosy atmosphere on cooler evenings. There is comfortable space for both seating and furniture, with a window to the front allowing natural light to brighten the room. The open staircase and thoughtful layout contribute to the room's inviting and sociable feel.

Kitchen / Dining Room
The kitchen and dining area offers a bright and contemporary open-plan space, ideal for both everyday living and entertaining. The kitchen features modern units with generous worktop space, an integrated oven, integrated dishwasher, and room for a double fridge-freezer. Spotlights and natural light keep the space feeling fresh, while the breakfast bar provides additional seating. The dining area sits beside a stylish feature wall, with bi-fold doors opening into the conservatory to create a sociable and flowing layout throughout the ground floor.

Conservatory
The conservatory provides a bright and airy retreat with windows and a glass roof that allow plenty of daylight to flood in. Furnished with comfortable seating, it offers a peaceful spot to enjoy views of the garden and relax throughout the seasons, seamlessly connecting the indoors with the outdoors.

Downstairs WC
The downstairs WC is neatly presented with light-coloured walls and a practical white suite, including a close-coupled WC and a corner wash basin. A radiator and a window ensure comfort and ventilation in this convenient space.

Landing
A bright landing area at the top of the stairs features neutral carpeting and softly coloured walls. This landing connects to the bedrooms and bathroom, and is enhanced by a modern chandelier and white balustrade.

Bedroom 1
This bedroom features fitted wardrobes in a muted grey with an inset headboard area, providing excellent storage while framing the bed beautifully. Light walls and flooring keep the room bright, and a window brings in natural daylight. The room feels peaceful and well-organised, ideal for rest and relaxation.

Bedroom 2
This bright and inviting bedroom features a calm light colour scheme and soft grey carpet, creating a modern and relaxing feel. The window brings in plenty of natural light, adding to the welcoming atmosphere. The room offers a comfortable sleeping area with space for additional furniture or personal touches, making it easy to style to your taste.

Bedroom 3
Bedroom Three offers a light and calming setting with neutral décor and wood-effect flooring. The window allows natural daylight to brighten the room, complemented by modern curtains and a neat radiator beneath. The space is versatile, ideal for use as a bedroom, dressing room, home office or hobby area.

Bedroom 4 and En-suite
Bedroom Four provides a bright and stylish setting, enhanced by modern décor and a skylight that adds extra natural light. The room is thoughtfully arranged with space for bedroom furniture, storage and a study area, creating a versatile and welcoming atmosphere. It also benefits from a contemporary en-suite shower room, featuring sleek tiling, a walk-in shower and a modern vanity unit offering both comfort and convenience.

Bathroom
The family bathroom combines modern design with functionality, featuring a white suite including a bath with shower over, a wall-mounted vanity sink set into wood-effect cabinetry, and a close-coupled toilet. The walls are tiled in a light tone, and a heated towel rail adds a touch of luxury. A frosted window provides privacy while allowing natural light to enter.

Bedroom 5
Bedroom Five is a versatile room currently used as a home office, featuring neutral décor and a window that brings in natural light. The space includes room for a desk and storage, making it ideal as a study, hobby room or additional bedroom. Wood-effect flooring adds a modern touch and keeps the room easy to maintain.

Rear Garden
The property enjoys a beautifully maintained rear garden featuring a mix of lawn, mature planting and well-kept borders, creating an attractive and peaceful outdoor space. A patio area sits just outside the conservatory, offering space for outdoor seating or dining. Beyond this, the lawn is framed by established shrubs, trees and colourful beds, providing a pleasant backdrop and a good degree of privacy. The garden also includes a useful timber shed for storage, with fenced boundaries completing this secure and welcoming outdoor setting.

Front Exterior
The front exterior of the property is attractively presented with a brick façade and a tiled roof fitted with solar panels. There is an integral garage with an electric white door and a paved driveway providing off-street parking. A porch shelters the entrance door, which is complemented by neat planting and low-maintenance shrubs, creating an inviting first impression.





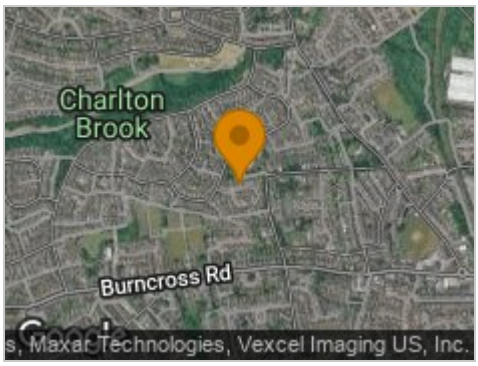




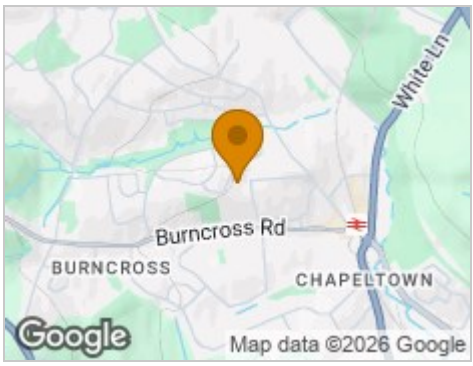
Road Map



Hybrid Map



Terrain Map



Floor Plan



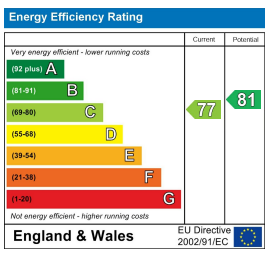
Total area: approx. 140.3 sq. metres (1510.0 sq. feet)

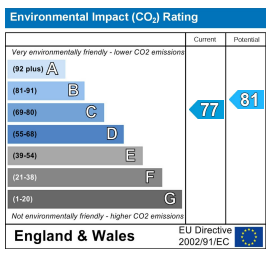
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Finance House 192 Green Road, Penistone, South Yorkshire, S36 6BG
Tel: 01226610606 Email: enquiries@jpmestateagents.co.uk https://jpmestateagents.co.uk