



£290,000 OIRO

Charlton Drive, High Green, Sheffield

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- Beautiful EXTENDED Family Home
- Four Bedrooms with Ensuite to Master
- Appointed to a Very High Standard Throughout
- Stunning Open Plan Kitchen Diner with Offset Snug
- Spacious Bay Windowed Lounge
- Enclosed Rear Garden with a Fabulous Summer House
- Driveway & Integral Garage
- NO ONWARD CHAINS Simply MUST BE VIEWED!

Property Description

SHOW HOME STANDARD, I WISH IT WAS MINE....SIGNIFICANTLY EXTENDED ON CHARLTON GATE NUMBER 79...!

Uflit are more than delighted to welcome to the market this STYLISH extended semi detached four bed family home offering MODERN LIVING throughout.

Main Particulars

SHOW HOME STANDARD, I WISH IT WAS MINE....SIGNIFICANTLY EXTENDED ON CHARLTON GATE NUMBER 79...!

Uflit are more than delighted to welcome to the market this STYLISH extended semi detached four bed family home offering MODERN LIVING throughout. To the downstairs accommodation this spacious and well proportioned home boasts a welcoming cloakroom leading to a bright and spacious bay windowed living room, the hub of the home is the large modern open plan kitchen diner complimented with an offset family snug creating a tranquil retreat or additional entertaining space. To the upstairs accommodation a superb master bedroom and a stunning ensuite, three further bedrooms and a stylish family bathroom. To the outside an attractive frontage with a resin driveway providing ample off-road parking and enclosed beautifully landscaped rear garden adds to the attraction with a beautiful composite decked patio and a fabulous summer house compliments. The property also benefits from a selection of fitted blinds, a nest system controlling the alarm and security cameras and a range of furniture. All this can be found at this FANTASTIC FAMILY HOME! Located in an highly sought-after area of High Green close to local amenities, excellent transport links and schools. Viewing is highly recommended to appreciate the standard on offer. Don't delay call Uflit today 01709 912730.

Council Tax Band: B

Tenure: Freehold

Cloakroom Entrance w: 1.7m x l: 1.7m (w: 5' 7" x l: 5' 7")

Entering through a stylish glazed composite door with two side facing upvc windows to a cloakroom with modern laminate flooring and a solid wood glazed panelled door to the lounge.

Living room w: 4.5m x l: 4.9m (w: 14' 9" x l: 16' 1")

A spacious and modern living area boasting a front facing upvc bay window allowing the light to flow through this entire space, carpeted flooring, radiator and a wall mounted fire creates a feature. Stylish bespoke stairs with glass balustrades lead to the first-floor accommodation with understairs storage utilising space and a solid wood glazed panelled door leads to the open plan breakfast kitchen diner.

Open Plan Breakfast Kitchen/Diner w: 6.5m x l: 4.5m (w: 21' 4" x l: 14' 9")

A FABULOUS open plan family entertainment space and a focal point of this family home featuring a modern kitchen comprising of a range of wall and base units with complimentary worksurface areas and matching back panels with a counter top composite sink and designer tap emulating the standard on offer. Integrated appliances to include a built-in oven, electric hob, dishwasher and fridge with separate freezer. Spot lighting along with undercounter and plinth lighting creates the mood, laminate flooring seamlessly flows throughout and into the extension where a fabulous vaulted ceiling adopts three Velux windows with an abundance of spot lighting. Two rear facing upvc windows create additional light along with French doors opening onto the rear garden. An offset snug gives a sense of separation whilst retaining the open plan aspect and a upvc door opens to the integral garage.

Garage

w: 2.9m x l: 7.6m (w: 9' 6" x l: 24' 11")

A large integral garage with a utility area with plumbing for utilities and a remote control roller door.

FIRST FLOOR:

A carpeted landing with a continuation of the solid wood banister rail with glass balustrades. Solid wood doors giving access to master bedroom, three further bedrooms, family bathroom, and over stairs storage cupboard.

Master bedroom w: 2.9m x l: 5.7m (w: 9' 6" x l: 18' 8")

Adopting the whole of the first floor extension with a front facing upvc window, radiator, laminate flooring, spot lighting and a door giving access to the ensuite.

Ensuite w: 2.2m x l: 1.6m (w: 7' 3" x l: 5' 3")

A beautifully appointed ensuite with stunning panelled walls with feature panelling to the shower area and contrasting vinyl tiles. Comprising of a walk-in shower and a vanity unit housing both low level wc and wash hand basin creating storage. Wall mounted heated towel rail, panelled ceiling with spot lighting and a rear facing upvc window.

Bedroom 2 w: 2.6m x l: 4.4m (w: 8' 6" x l: 14' 5")

A further double bedroom with a front facing upvc window, radiator, spot lighting and laminate flooring.

Bedroom 3 w: 2.6m x l: 3.1m (w: 8' 6" x l: 10' 2")

A further double bedroom with laminate flooring, radiator, spot lighting and a rear facing upvc window.

Bedroom 4 w: 1.9m x l: 2.2m (w: 6' 3" x l: 7' 3")

An ample sized fourth bedroom with a front facing upvc window, radiator and laminate flooring.

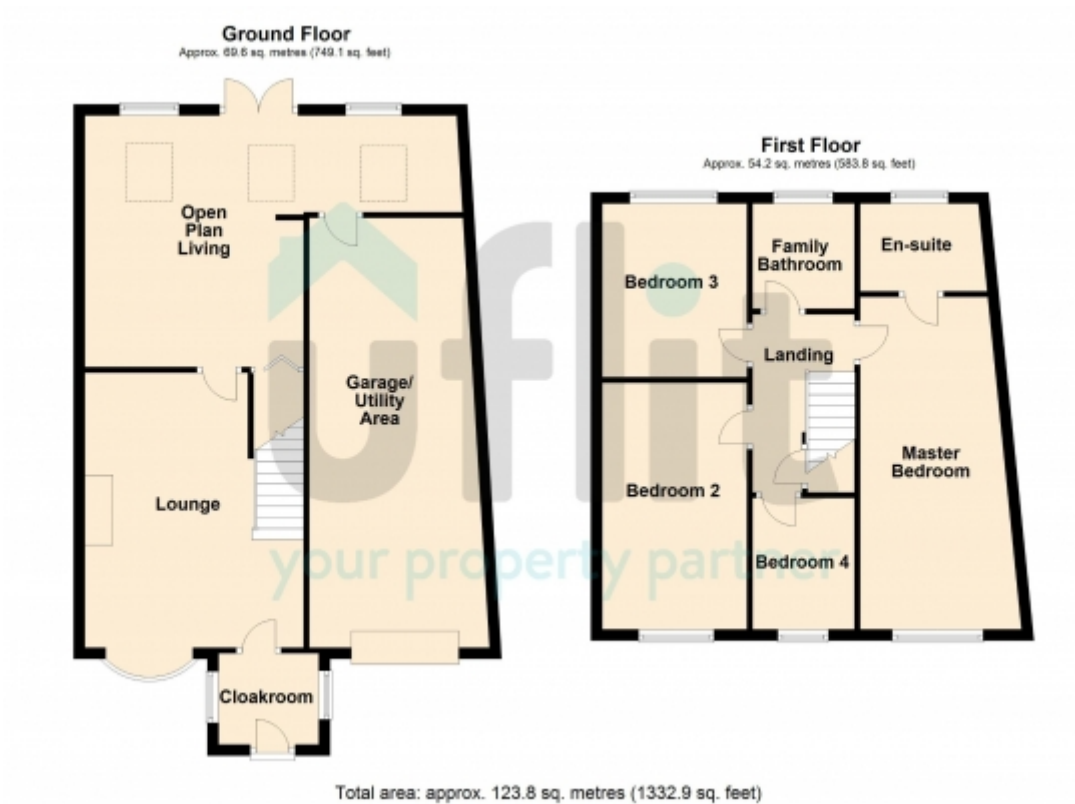
Family Bathroom w: 1.9m x l: 1.9m (w: 6' 3" x l: 6' 3")

A modern family bathroom comprising of a panelled bath with overhead mixer tap shower and screen, vanity wash hand basin with storage and a low level wc. Fully tiled walls with contrasting tiled flooring, rear facing upvc window, spot lighting and a heated towel rail.

Outside

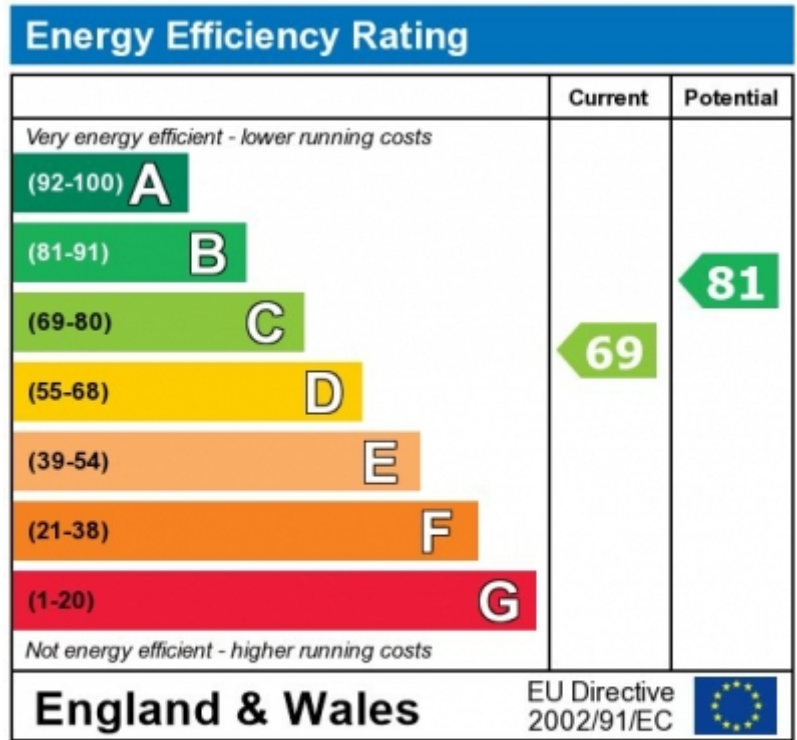
This house truly has curb appeal with an attractive frontage with a resin driveway providing ample off-road parking with decorative slate borders and bespoke Indian stone steps to the front door with low level mood lighting. To the rear a fabulous family entertainment area featuring a block paved seating area leading to a low maintenance Astro turf garden this in turn leads to a composite decked patio and a stunning composite summerhouse with electrics, all privately enclosed.





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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