



£160,000 OIRO

Hatfield House Lane, Sheffield

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- First Time Buyer/ Growing Family
- Tastefully Appointed Throughout
- Open Plan Kitchen Diner/ Snug Adopting the Rear Extension
- Spacious Lounge
- Modern Family Bathroom
- Extensive Enclosed Rear Garden
- Off Road Parking & A Detached Garage
- Popular Location
- NO ONWARD CHAINMUST BE VIEWED!

## Property Description

A FABULOUS FAMILY HOME, IT'S THE PLACE TO BE...WITH EXTENSIVE GARDENS ON HATFIELD HOUSE LANE NUMBER 73...!

Uflit are highly delighted to welcome to the market this tastefully presented three bedroom family home, set back from the roadside with extensive gardens to the front and rear.

## Main Particulars

A FABULOUS FAMILY HOME, IT'S THE PLACE TO BE...WITH EXTENSIVE GARDENS ON HATFIELD HOUSE LANE NUMBER 73...!

Uflit are highly delighted to welcome to the market this tastefully presented three bedroom family home, set back from the roadside with extensive gardens to the front and rear. This fabulous home boasts spacious living throughout. The property benefits from a cosy porch entrance, spacious lounge leading through to the hub and heart of this family home the extended open plan kitchen diner with a large range of units and an offset snug compliments adding a further living space and a rear cloakroom utility. To the first-floor three ample sized bedrooms and a modern family bathroom. To the outside an attractive walled frontage with a shared driveway leading to ample off-road parking and a detached garage. To the rear an extensive garden with block paved patio areas providing further family entertaining space all privately enclosed. Located in the heart of Firth Park close to local amenities, excellent transport links and a stones throw away from the Northern General Hospital and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

### Entrance Porch

Entering through a glazed upvc door with glazed side panels to a light and cosy porch with laminate flooring.

### Entrance hall

Entering through a glazed upvc door, carpeted stairs leading to first- floor accommodation, radiator and a door gives access to the lounge.

**Lounge** w: 5.1m x l: 3.9m (w: 16' 9" x l: 12' 10")

A spacious living area with a beautiful decorative fire place adopting the chimney breast with marble façade and bespoke recess storage cupboards, a continuation of the carpeted flooring and a radiator. A large front facing upvc window allows an abundance of light to flow through and a door gives access to the open plan kitchen/ diner.

**Open Plan Breakfast Kitchen/Diner** w: 6.3m x l: 4.3m (w: 20' 8" x l: 14' 1")

The heart and hub of this family home is this open plan kitchen diner/snug tastefully adopting the rear extension with a large range of wall and base units, complimentary worksurface areas and tiled back panels, a breakfast bar compliments and a counter top sink adopts a large bay cleverly utilising space. Integrated appliances to include a built-in oven, gas hob, extractor fan, fridge and separate freezer, and plumbing for further utilities. Tiled flooring seamlessly flowing throughout whilst the offset snug area gives a sense of separation to this open plan aspect. A rear facing upvc window illuminates this space whilst a glazed panelled door gives access to the rear utility cloakroom, two radiators creating warmth and ample built-in storage. Sizes to maximum measurements.

### Rear Cloak Room

w: 1.8m x l: 1.6m (w: 5' 11" x l: 5' 3")

A fabulous addition to the property with a continuation of the tiled flooring, worksurface areas with plumbing for utilities, a rear facing upvc glazed door to the garden and two side facing internal windows.

## **FIRST FLOOR:**

### **Landing**

An offset carpeted landing with a loft hatch creating additional space, side facing upvc window and doors giving access to three bedrooms and the family bathroom.

**Bedroom 1** w: 3.8m x l: 3.1m (w: 12' 6" x l: 10' 2")

A double bedroom with a range of built-in wardrobes, a front facing upvc window captures the light, carpeted flooring and radiator.

**Bedroom 2** w: 3.3m x l: 3.8m (w: 10' 10" x l: 12' 6")

A further double bedroom with built-in storage, carpeted flooring, radiator and a rear facing upvc window.

**Bedroom 3** w: 2.9m x l: 2.8m (w: 9' 6" x l: 9' 2")

An ample sized bedroom with carpeted flooring, radiator and a rear facing upvc window.

**Family Bathroom** w: 2m x l: 2.2m (w: 6' 7" x l: 7' 3")

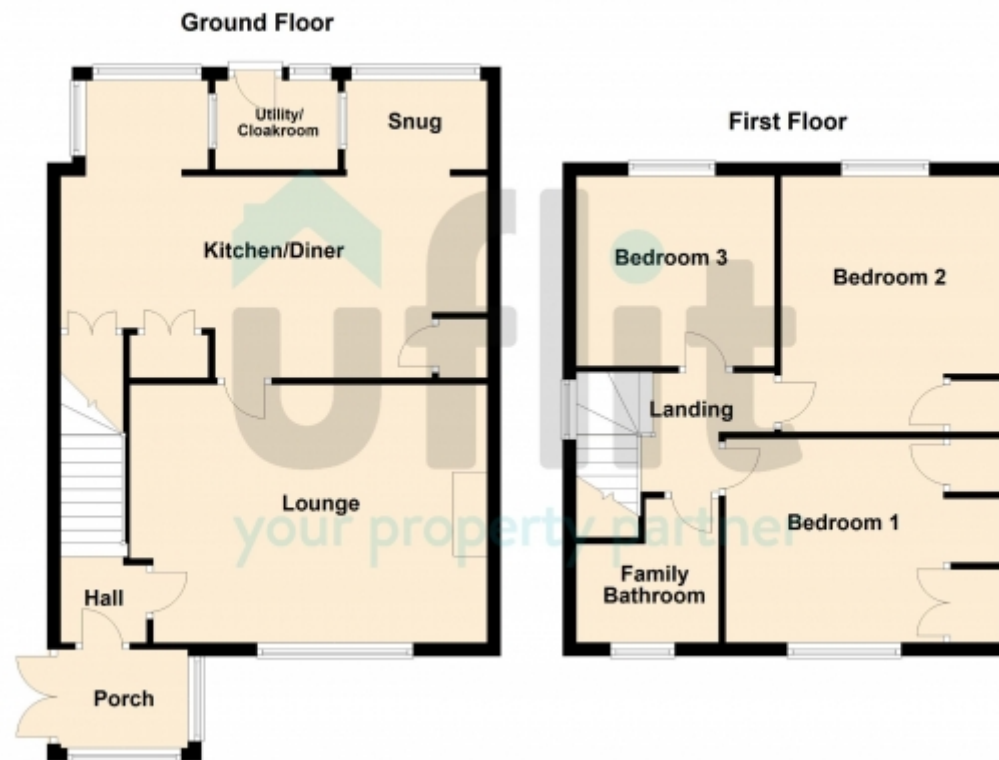
Comprising of a panelled bath with overhead shower, wash hand basin and a low level wc. Fully tiled walls with feature borders, contrasting tiled flooring, heated towel rail and a side facing upvc window.

### **Outside**

This desirable family home has curb appeal set back from the road with a walled frontage protecting a large lawned garden with manicured mature borders, a shared driveway leads to double gates to a private block paved driveway leading to a detached garage. The block paving extends to form a large patio area, beyond is an extensive lawned garden surrounded with manicured shrubs and trees and a large garden shed creating a fabulous entertaining area all privately enclosed.



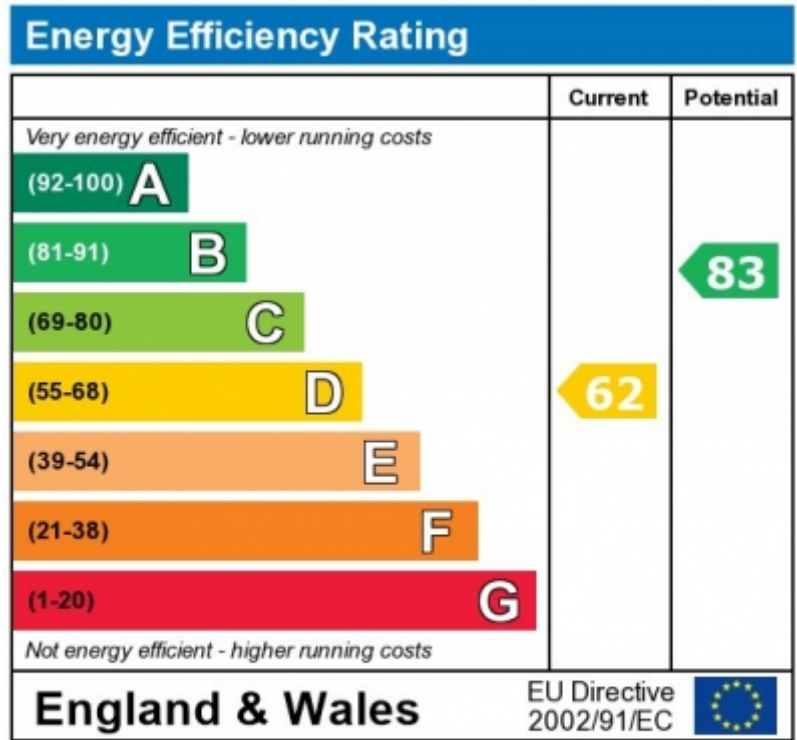




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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