



£280,000

Coalbrook Road, Sheffield

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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# Step Inside

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## Key Features

- Spacious Significantly Extended Four Bedroom Family Home
- Four Double Bedrooms with Ensuite to Master
- Stunning Kitchen with Open Plan Family Room Tastefully Adopting the Rear Extension with Separate Snug
- Downstairs Utility/WC
- Double Driveway and Integral Garage
- Highly Sought-After Location
- Front and Large Enclosed Rear Gardens
- VIEWING HIGHLY ADVISED!

## Property Description

THIS STUNNING PROPERTY REALLY FITS THE BILL...SIGNIFICANTLY EXTENDED IN WOODHOUSE MILL...!

Uflit are more than delighted to welcome to the market this beautifully presented significantly extended stone fronted four bed family home offering MODERN LIVING throughout.

## Main Particulars

THIS STUNNING PROPERTY REALLY FITS THE BILL...SIGNIFICANTLY EXTENDED IN WOODHOUSE MILL...!

Uflit are more than delighted to welcome to the market this beautifully presented significantly extended stone fronted four bed family home offering MODERN LIVING throughout. To the downstairs accommodation this spacious and well-proportioned home boasts a welcoming hallway leading to a bright and modern bay windowed living room. The heart and hub of the home is the stylish modern fully integrated open plan breakfast kitchen with utility area, downstairs wc and a separate cosy snug. The extended family living area is complimented with French doors that open onto the garden and along with a vaulted ceiling with Velux windows creating an abundance of light. To the upstairs accommodation a superb master bedroom with ensuite, three further double bedrooms and a modern family bathroom. This stunning property commands a fabulous position and offers an attractive frontage with a cobbled driveway providing off-road parking leading to an integral garage for further storage. To the rear a large enclosed rear garden providing great outdoor entertaining space. The property also benefits from a range of fitted blinds and an alarm system. Located in a highly sought-after area of Woodhouse Mill close to local amenities, excellent transport links and schools. Viewing is highly recommended...Don't delay call Uflit today 01709 912730.

Council Tax Band: B

Tenure: Leasehold

Parking options: Off Street

Garden details: Private Garden

### Entrance hall

A glazed composite door invites you to a cosy hallway where laminate flooring seamlessly flows through to the lounge which in turn leads to carpeted spindled stairs leading to the first floor accommodation, underfloor heating warms the whole of the downstairs accommodation and a door gives access to the lounge.

**Lounge** w: 3.7m x l: 4.1m (w: 12' 2" x l: 13' 5")

A spacious and modern living area boasting a front facing upvc bay window, a continuation of the laminate flooring, radiator and a door opening to the open plan living area.

**Open Plan breakfast kitchen/ lounge** w: 4.9m x l: 5.8m (w: 16' 1" x l: 19' )

A great family entertainment space and the heart and hub of this family home featuring a stylish modern kitchen comprising of a range of wall and base units with complimentary work surface areas, counter top composite sink with designer tap and matching upstands, A stunning adjoining breakfast bar takes centre stage with further base units. Appliances to include an eye level built in double electric oven, induction hob, ceiling mounted extractor fan, an integrated dishwasher and fridge

freezer. The whole area is illuminated with spot lighting and under counter mood lighting, beautiful Karndean flooring seamlessly flows through to the rear extension where a full length rear upvc window along with French doors opening on to the garden creates an abundance of light. A stunning vaulted ceiling with velux windows further illuminates. French doors give access to snug the and further doors to the utility area and storage cupboard.

**Snug** w: 2.1m x l: 2.6m (w: 6' 11" x l: 8' 6")

A further reception area with a continuation of the Karndean flooring and French doors opening onto the garden.

**Utility** w: 2.1m x l: 3.2m (w: 6' 11" x l: 10' 6")

A spacious utility area with a further range of wall and base units, complimentary worksurface areas, counter top sink and plumbing for further utilities. A continuation of the Karndean flooring, spot lighting, a side facing upvc glazed door with side panel and a further door to the wc.

### **Downstairs WC**

A beautifully presented wc featuring a low level wc, vanity wash hand basin, a continuation of the Karndean flooring and spot lighting.

### **FIRST FLOOR:**

A split carpeted spindled landing with a loft hatch creating additional storage. Doors giving access to master bedroom, three further bedrooms and the family bathroom.

**Master bedroom** w: 4.1m x l: 4.7m (w: 13' 5" x l: 15' 5")

A modern master bedroom with a double fitted wardrobe, rear facing upvc window along with a Juliet balcony with French doors overlooking the garden, radiator and carpeted flooring and a door giving access to the ensuite.

**Ensuite** w: 1.9m x l: 1.6m (w: 6' 3" x l: 5' 3")

A beautifully appointed fully tiled ensuite with feature tiling to the shower area and contrasting tiled flooring. Comprising of a low level wc, vanity wash hand basin and a large walk in shower, heated towel rail and spot lighting.

**Bedroom 2** w: 2.7m x l: 4.1m (w: 8' 10" x l: 13' 5")

A further double bedroom with a front facing upvc bay window, radiator and carpeted flooring.

**Bedroom 3** w: 2.1m x l: 3m (w: 6' 11" x l: 9' 10")

A further double bedroom with a built in wardrobe, carpeted flooring, radiator and a front facing upvc window.

**Bedroom 4** w: 2.8m x l: 2.9m (w: 9' 2" x l: 9' 6")

A fourth double bedroom with a rear facing upvc window radiator and carpeted flooring.

### **Family Bathroom**

w: 1.9m x l: 2.4m (w: 6' 3" x l: 7' 10")

A superb family bathroom comprising of a p shaped panelled bath with overhead shower and screen, vanity wash hand basin and a low level wc. Partially tiled with contrasting flooring, heated towel rail, spot lighting and a front facing upvc window.

### **Outside**

Commanding a fabulous position and offering a welcoming delicate walled frontage with private manicured foliage, a cobbled driveway providing off road parking which in turn leads to the integral storage garage. To the rear a large garden awaits with decorative stone seating areas and a large lawned garden with manicured borders all privately enclosed.

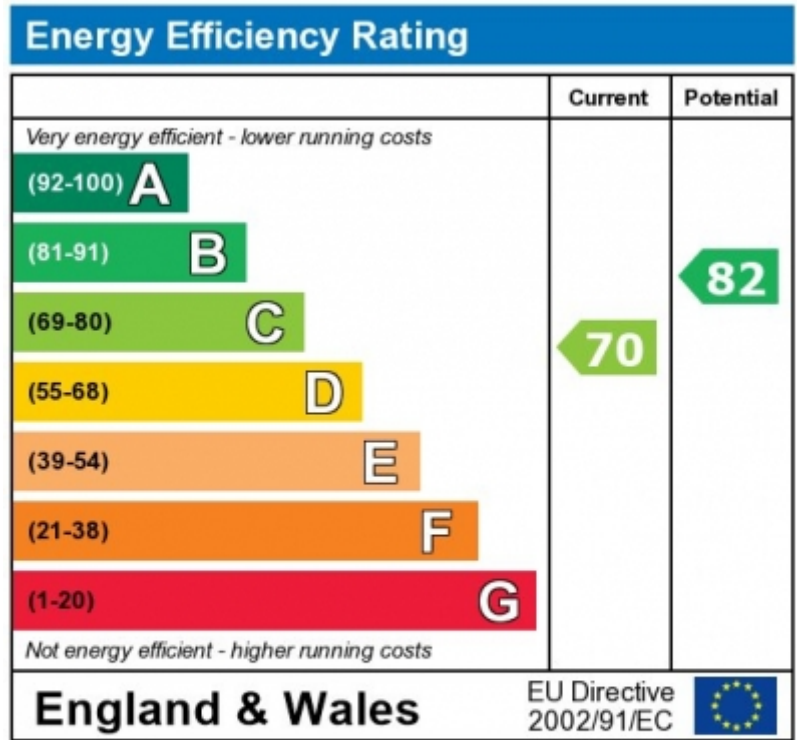




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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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