

11 CHANCET WOOD RISE



BLENHEIM





LOUNGE

11 Chancet Wood Rise is a three bedroomed detached home. Offering two good-sized reception rooms and a pleasant exterior, it is ideal for a growing family.

On the ground floor is a light-filled lounge, a well-appointed dining kitchen and a WC. The first floor houses three bedrooms that are all good-sized and there is a modern family bathroom. Externally, the property boasts an off-road parking space and a single garage. To the rear, is a pleasant split-level garden with two patios and a lawned area.

The property is positioned in Meadowhead, with easy access to local amenities such as public houses, cafes and shops. St. James Retail Park and two golf courses are reachable within a short drive. Graves Park is within walking distance. The property also has good access to Sheffield city centre and the Peak District is conveniently accessible.

The property briefly comprises on the ground floor: Entrance hallway, lounge, dining kitchen, WC and storage cupboard.

On the first floor: Landing, bedroom 3, bedroom 2, family bathroom and master bedroom.

Outbuildings: Single garage.



DINING KITCHEN

*A detached home that is close to a
plethora of local amenities.*

GROUND & FIRST FLOORS

A composite door with obscured glazed panels opens to the:

Entrance Hallway

Having a pendant light point and a central heating radiator. Timber doors with glazed panels opens to the lounge and dining kitchen and timber doors open to the WC and storage cupboard.

Lounge

16'4 x 11'5 (4.99m x 3.47m)

A light-filled lounge with a front facing UPVC double glazed window, coved ceiling, flush light point, central heating radiators, TV/aerial point and timber flooring.

Dining Kitchen

16'4 x 9'6 (4.99m x 2.90m)

A well-appointed dining kitchen having side and rear facing UPVC double glazed windows, strip lighting and a central heating radiator. There are a range of base/wall and drawer units incorporating a work surface, tiled splash backs and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a four-ring induction hob, extractor hood and an electric oven/grill. A cupboard houses the recently installed Vailant boiler. A composite door with obscured glazed panels opens to the rear of the property.

WC

With a pendant light point, extractor fan, and partially tiled walls. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Storage Cupboard

A useful area for storage.

From the entrance hallway a staircase with a timber handrail and balustrading rises to the first floor.

First Floor

Landing

Having a side facing UPVC double glazed window and a pendant light point. Timber doors open to bedroom 3, bedroom 2, family bathroom and master bedroom. Access can be gained to loft storage.

Bedroom 3

11'5 x 6'5 (3.48m x 1.96m)

With a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 2

11'3 x 9'6 (3.44m x 2.90m)

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Family Bathroom

A modern family bathroom with a side facing UPVC double glazed obscured window, flush light point, partially tiled walls and a chrome heated towel rail. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner is a panelled bath with a chrome mixer tap, a fitted rain head shower, additional hand shower facility and a glazed screen.

Master Bedroom

16'5 x 9'10 (5.00m x 3.00m)

A double bedroom having rear and side facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator and timber flooring.



LOUNGE



DINING KITCHEN



MASTER BEDROOM



BEDROOM 3



BEDROOM 2



FAMILY BATHROOM

EXTERIOR AND GARDENS

To the front of the property there is a block-paved driveway with parking for one vehicle and an area mainly laid to lawn.

The driveway continues to the right-side of the property where there is exterior lighting, a water tap and an electric vehicle charging point. Access can be gained to the main entrance door and to the single garage. An opening gives access to the rear of the property.

Single Garage

17'9 x 9'2 (5.40m x 2.80m)

Having an up-and-over door, a side facing timber glazed window, strip lighting and power.

Immediately to the rear, is a stone flagged patio where access can be gained to the kitchen. Steps rise to a stone flagged seating terrace.

Another set of stone steps rise to an area mainly laid to lawn with mature plants and a block-paved path running through the middle. The garden is enclosed by timber fencing.



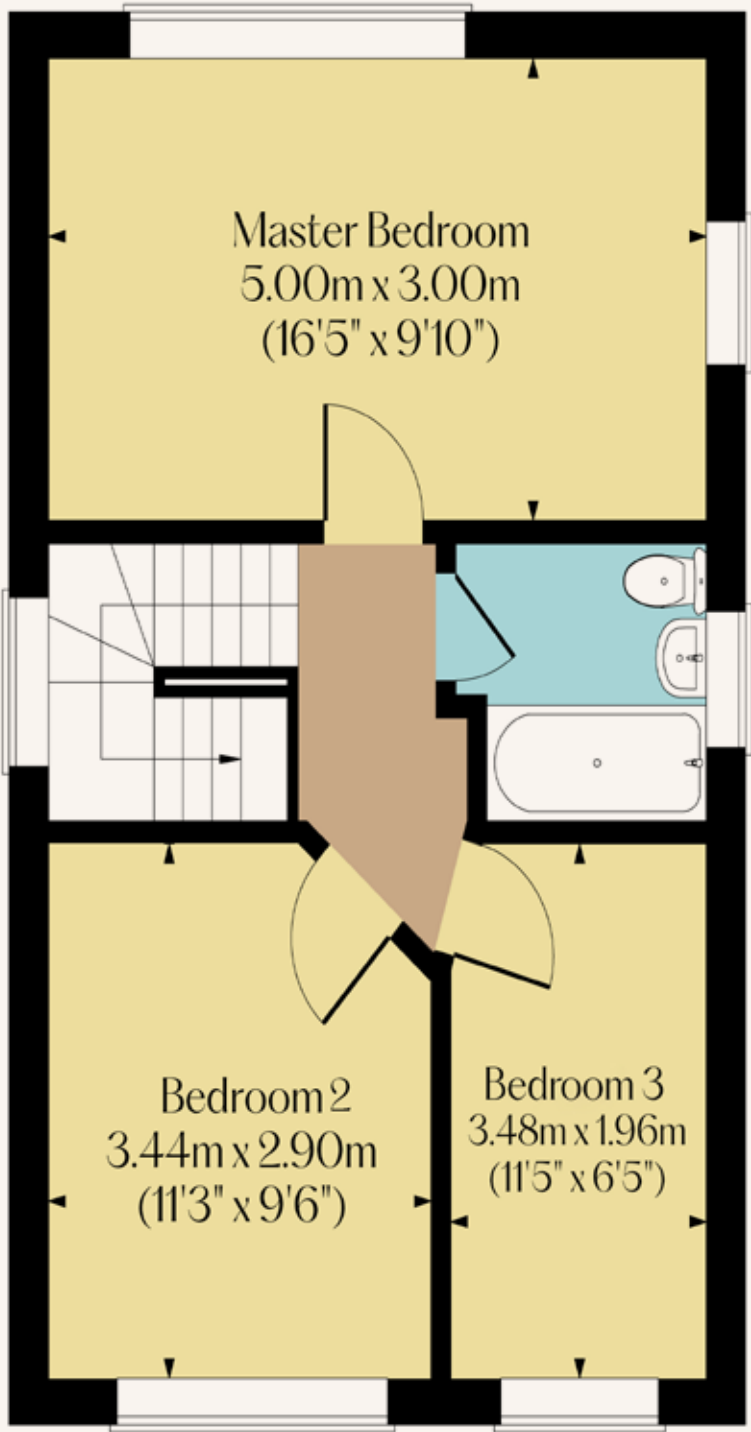
GROUND FLOOR & GARAGE

Total Approximate Floor Area:
1083 SQ.FT. (100.5 SQ.M)
Ground Floor: 460 SQ.FT. (42.7 SQ.M.)
Garage: 163 SQ.FT. (15.1 SQ.M)



FIRST FLOOR

First Floor: 460 SQ.FT. (42.7 SQ.M.)



BEDROOMS 3	BATHROOMS 1
LIVING ROOMS 1	SQFT 1,083
TENURE Leasehold	COUNCIL TAX D

Tenure Details

There are 719 years remaining on the lease and the ground rent is £12.50 per year.

Services

Mains gas, mains electric, mains water and mains drainage. The broadband is fibre and the mobile phone signal quality is good.

Covenants/Easements or Wayleaves and Flood Risk

None and the flood risk is very low.

Rights of Access/Shared Access

None.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	70	76
55–68	D		
39–54	E		
21–38	F		
01–20	G		

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Sheffield,
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Offers in the Region of
£325,000

Viewing strictly by appointment with our
consultant on: 0114 358 2020

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