



65, Bowland Drive, Chapeltown, Sheffield, Yorkshire, S35 2QN

Well proportioned four bedroom detached house offered for sale with the benefit of double glazing and gas heating to radiators. The property briefly comprises: entrance hallway, ground floor shower room, lounge, sitting room, dining area, kitchen, rear entrance lobby, landing, four bedrooms and family bathroom. Outside: gardens to front and rear, driveway and garage.



Entrance Hallway

Side facing double glazed entrance door, radiator, laminate flooring and stairs to First Floor Landing.

Ground Floor Shower Room

Side facing double glazed obscure window, radiator, shower cubicle incorporating an electric shower, wash hand basin, w.c., and tiling to splash-backs and floor.

Lounge 18'2" x 10'4" (5.54 x 3.15)

Front facing double glazed bow window, front facing double glazed window, radiator and feature fire surround incorporating a gas fire.

Sitting Room 9'8" x 9'1" (2.97 x 2.79)

Radiator. Open-plan to Dining area.

Dining Area 9'3" x 7'6" (2.82 x 2.29)

Kitchen 18'0" x 8'5" (5.49 x 2.59)

Rear Entrance Lobby

Rear facing double glazed entrance door and courtesy door to Garage.

Landing

Side facing double glazed window, airing cupboard and access to Loft.

Bedroom One 10'5" x 8'7" (3.2 x 2.64)

Front facing double glazed window, radiator and built-in wardrobes with over-bed storage.

Bedroom Two 10'7" x 8'11" (3.23 x 2.74)

Rear facing double glazed window, radiator and laminate flooring.

Bedroom Three 10'0" x 8'11" (3.05 x 2.74)

Rear facing double glazed window, radiator and laminate flooring

Bedroom Four 10'5" x 6'11" (3.2 x 2.13)

Front facing double glazed window, and radiator

Family Bathroom

Side facing double glazed obscure window, towel warming radiator, tiling to walls and floor and spotlights to ceiling. Three piece suite in white comprising: corner bath, wash hand basin and w.c.

Outside

Front lawned garden. Side driveway gives access to Garage. Enclosed rear garden with shed, flagged patio area and raised lawn.

