

22 Hollins Close, Rivelin, Sheffield S6 5GN



A spacious and well presented three double bedroom extended detached bungalow which is positioned at the head of a cul-de-sac in this popular yet peaceful suburb backing onto Rivelin Valley woodlands. Perfect for families, the property offers the purchaser the chance to alter to one's own tastes and enjoys a beautifully landscaped and private garden to the rear. Located within close proximity to regular transport links, good local schools and shops/amenities in Stannington and Hillsborough. With highlights including double glazing and gas central heating, off road parking for at least three cars leading to a detached garage, a landscaped private rear garden and spacious rooms throughout. In brief, the property comprises; Entrance porch, entrance hallway with storage cupboard, lounge with access to the rear garden and opens to the dining room, a kitchen with fitted units, three double sized bedrooms, a bathroom and separate wc. Outside, there is off road parking leading to the detached garage and a pleasant garden to the front, whilst to the rear there is a stunning private garden with secret access path to Rivelin Valley woodlands. Available with NO CHAIN – A viewing is essential!

- EXTENDED DETACHED BUNGALOW
- NO CHAIN INVOLVED
- OFF ROAD PARKING AND GARAGE

- THREE DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION
- IDEAL FOR FAMILIES

- STUNNING GARDENS
- NEXT TO RIVELIN VALLEY WOODLANDS
- CLOSE TO AMENITIES AND BUS ROUTES

£349,950



GROUND FLOOR ACCOMMODATION

ENTRANCE PORCH

Access to the property is gained through front facing wooden French doors which leads to the entrance porch. A further door gives access to the entrance hallway.

ENTRANCE HALLWAY

A wooden entrance door leads to the entrance hallway, which is larger than average and has a useful storage cupboard. Doors lead to the majority of rooms in the property.

LOUNGE

A bright and spacious room which has rear facing larger than average sliding double glazed patio doors bringing much light into the room and gives access to the rear garden. With a radiator, feature fireplace with gas fire and sliding doors giving access to the dining room.

DINING ROOM

Having a rear facing double glazed window and side facing double glazed oriel window bringing much light into the room, a radiator and ample space for a dining table and chairs. A door leads to the kitchen.

KITCHEN

A good sized kitchen which has fitted wooden wall and base units providing ample storage space. With a laminated work surface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. With integrated appliances including an electric oven, washing machine, fridge and freezer. With tiled splashbacks to the walls, a front facing double glazed window, side facing pvc entrance door, tiled flooring and housing for the combi boiler and alarm panel.

MASTER BEDROOM

A spacious double sized room which takes full advantage of the extension. Having front and rear facing double glazed windows and a radiator.

BEDROOM TWO

The second bedroom is another double sized room which has a rear facing double glazed window overlooking the gardens and a radiator.

BEDROOM THREE

The third bedroom is a good sized double room which has a front facing double glazed window and a radiator.

BATHROOM

Having a suite comprising of a panelled bath with shower extension and a vanity wash basin. With partially tiled walls, vinyl flooring, a radiator and a front facing double glazed window.

SEPARATE W.C.

Having a low flush wc, pedestal wash basin and a front facing double glazed window.

OUTSIDE

To the front of the property there is a driveway providing off road parking for three cars, a landscaped lawned garden and a detached garage which has power and lights and a remote controlled electric roller door. There is a rear facing window and a water tap in here too. A secure gate gives access to the rear of the property which has a stunning landscaped garden. Having a large lawn, pathway, surrounding hedging and a raised patio area perfect for outside entertaining. With trees surrounding creating a private garden space, there is also a secret path leading to a gate which gives direct access to the Rivelin Valley nature trail – perfect for dog walkers! With an additional storage room beneath the property and outbuilding with power and space for a dryer if required.

VIEWINGS

Strictly by appointment only. Please contact our office for further details on how to view.

TENURE

We have been informed the property is of Freehold tenure.



Outbuilding

Approx. 12.0 sq. metres (129.5 sq. feet)



Outbuilding

Approx. 1.8 sq. metres (19.7 sq. feet)



Basement

Approx. 4.0 sq. metres (42.9 sq. feet)



Ground Floor

Approx. 85.9 sq. metres (925.1 sq. feet)



Total area: approx. 103.8 sq. metres (1117.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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22 Hollins Close, Sheffield

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