



Hall Wood Road, Burncross, Sheffield: £285,000  
Semi-Detached House | 3 Bedrooms | 1 Bathroom

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## FULL DESCRIPTION

**\*\*Viewing essential - Three bedroom semi detached property with rear extension and brick built garden bar\*\***

Modern in design, this great three bedroom property has many outstanding features. From the sleek entrance hall through to the single storey rear extension with its bi-folding doors, this house offers accommodation built for today's market. To the foot of the garden is a fantastic free standing, purpose built garden bar/ man cave, storage room and wc, this would also make an ideal home office. The property is close to excellent road links with the M1 motorway a short drive away. Briefly comprising of; Entrance hallway; Formal lounge; Open plan kitchen diner lounge; Utility room; Downstairs WC; Three bedrooms; Family bathroom; Front garden and drive providing off road parking; Decked terrace; Rear garden; Garden bar building with wc and storage areas;



## ENTRANCE HALL

A composite obscure glazed entrance door opens to the modern hallway, comprising of; Carpet flooring; Recessed ceiling spot lights; Central heating radiator; Oak staircase to the first floor; Solid oak doors to the Lounge, WC and Utility rooms; Double oak glazed doors opening to the Open plan Kitchen, Diner & Lounge; Under stair storage;



## SNUG FORMAL LOUNGE

This cosy snug comprises of; Carpet flooring; Open recess fireplace; Wallpaper feature wall; Ceiling and wall lights; Coving; uPVC bay window to the front elevation; Central heating radiator; Power and aerial sockets;



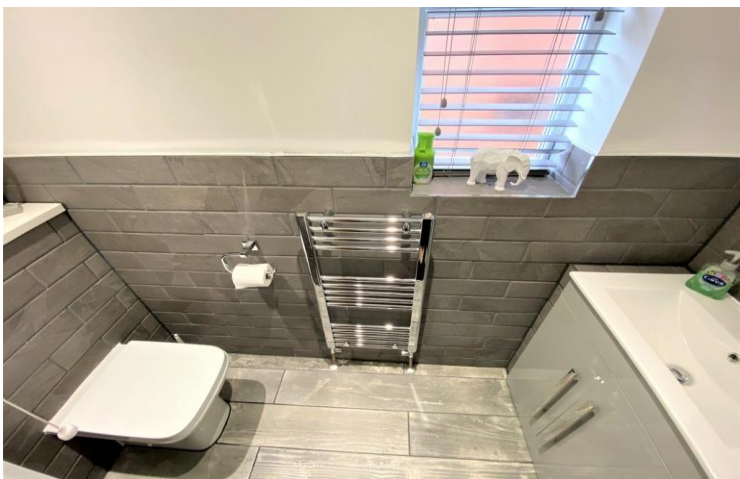
### **OPEN PLAN KITCHEN, DINER & LOUNGE**

Monochrome in design the kitchen area comprises of; Sleek black gloss wall, base and drawer units; White Quartz work tops and up-stands; Quartz dining peninsula incorporating the stainless steel 1 1/2 sink with hose mixer tap and drainer set into the Quartz work top; Open shelf unit and wine storage; Integrated fridge/ freezer, oven, combi microwave/ oven and five ring gas hob with extractor hood above; Tiled flooring; Power sockets; Vertical central heating radiator; Following round to the open plan family lounge; The spacious open plan lounge area comprises of; Tiled flooring; Recessed ceiling spot lights; Exposed brick feature wall; Bi-folding doors opening to decked balcony; Central heating radiator; Power and aerial sockets;



### **UTILITY ROOM**

This useful area keeps noisy appliances from the main living area and comprises of; Recessed ceiling spot lights; Obscure glazed uPVC window to side elevation; Roll top work tops; Space and plumbing for the Washing machine and Washer dryer; Wood effect vinyl flooring;



### **DOWNSTAIRS WC**

This useful downstairs wc contains; Brickwork style tiled walls; WC; Wash basin set into a vanity storage unit; Obscure glazed uPVC window to side elevation; Vertical heated towel rail; Extractor fan; Recessed ceiling spot lights; Tiled wood effect flooring;





**STAIRS RISING TO FIRST FLOOR**



**MASTER BEDROOM**

The front facing master bedroom comprises of; Black cast iron feature fireplace; Carpet flooring; Central heating radiator; Ceiling light set into rose; Picture rails; uPVC double glazed window to front elevation; Power and aerial sockets;



**BEDROOM TWO**

Bedroom two comprises of; Carpet flooring; Central heating radiator; Recessed ceiling spot lights; uPVC double glazed window to rear elevation showcasing the surrounding views; Power and aerial sockets;



### **BEDROOM THREE**

Bedroom three contains; Bulk head shelving; Half paneled walls; Carpet flooring; Central heating radiator; Ceiling light; uPVC double glazed window to front elevation; Power sockets;



### **FAMILY BATHROOM**

This modern family bathroom comprises of; Wood effect tiled flooring; 'L' shaped bath, with wall mounted hand held and rain head shower attachments and side screen door; WC and wash basin set into vanity storage unit; Vertical heated towel rail; Extractor fan; Recessed ceiling spot lights; Recessed back lit wall mirror; Fully tiled walls; Obscure glazed window to side elevation;



### **LANDING AND STAIRS**

Comprising of; Papered feature wall; Carpet flooring; Loft hatch access; Oak staircase and balustrade; Ceiling light point; Oak doors to the three bedrooms and family bathroom;

### **GARDEN ROOM BAR, MAN CAVE AND STORAGE ROOM**

This excellent purpose built garden room, WC and garage storage can be utilised to suit the buyers needs and would make a perfect home office if needed. Currently having; Double doors opening to the pebble outside seating area; Dining area; Fully equipped bar; uPVC double glazed window to the rear elevation; Power and aerial sockets; Solid door to WC with wash basin; Secure door to garage with Roller door, power and lighting;





### **FRONT GARDEN**

A good sized drive provide off road parking. The front garden is laid to lawn with hedge and wall borders having mature shrubs and a tree. Iron gates lead to the rear garden.

### **REAR GARDEN**

With a raised decked gallery leading from the bi-folding doors, with glass paneled surrounds. This is a great seating entertaining space looking out over the garden. Steps lead down to the lawn and on to the pebbled seating space and brick built bbq, with double doors opening out from the bar. Having fence and hedge borders the garden backs on to fields and woodland.



### **ADDITIONAL DETAILS**

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.