

Crucible Homes



Warren Lane
Chapeltown, S35 2YA

£595,000

Overview

Unique Design Four Bed Dorma
Bungalow

Four Bedrooms

Four Bathrooms

Utility Room

EPC Rating - C

Council Tax Band - TBC



Description

SUMMARY Welcome to this splendid FOUR bedroom detached DORMA BUNGALOW standing majestically in its UNIQUE in design.

As you step through the front door, you enter into an inviting hallway where you are faced with wonderful views.

The hallway also giving access to all available rooms upstairs and down.

The layout to the ground floor living space comprises of; lounge, open plan living - kitchen, dining and secondary seating area, bedroom and bathroom.

The heart of the home lies in the fabulous open plan living area, complete with modern fittings and ample space. The kitchen is streamlined and well designed with a central island, ideal for those early morning coffees. Adjacent, you'll find a handy utility area, providing ample space and is fitted with wall and base units and complementary worktops, along with plumbing for an automatic washing machine.

From the open plan living area you enter through the feature bi-fold doors to the rear well-manicured garden which has uninterrupted views of fields with horses grazing - a tranquil retreat to enjoy alfresco dining or simply soak up the sunshine.

To the front of the property there is a well-proportioned living room which gives you the choice to shut yourself away and relax. Opposite the living room there is a double bedroom which benefits from access to the stylish and spacious bathroom which is fitted with a modern white suite comprising of bath with mixer shower, low flush WC and vanity wash hand basin. The bathroom is nicely accessorised with grey walls tiles and Artiste Verde floor tiles, which adds a style of class.

The ground floor living area benefits from an additional room which





TOTAL: 225.4 m² (2,427 sq.ft.)

could be used for an office, play room or just for storage - the option would be yours!

Venturing upstairs, you'll discover THREE generously sized double bedrooms, each boasting dressing areas and en-suite, all fitted to a high standard and creating that additional space for any growing family.

The master bedroom enjoys the luxury of having double doors and Juliette balcony, allowing you to enjoy the wonderful views that are beyond this property. This sleeping area flows through to the spacious dressing room which is fitted with clothes rails and draws, creating plenty of storage. Into the modern en-suite shower room which is fitted with a double walk in shower enclosure, low flush WC and vanity wash hand basin. To the ceiling is a Velux window, which allows plenty of natural light.

Second bedroom is finished with the decorative wall panelling creating style and calm, an ideal room for any teenager or family member. This bedroom also benefits from having a stylish modern en-suite shower room and dressing area, fitted with rails and shelving.

Through to the third bedroom, another well-proportioned room with two front facing UPVC windows allowing an abundance of natural light. Additionally there is modern en-suite shower room and dressing area fitted with rails and shelving.

The first floor also benefits from an additional room which also could be used as an office, play room or storage.

Loft to this property is fully boarded with lighting and electrics, with pull down ladders - a space that could be transformed into a fifth bedroom with relevant planning permission.

This unique property is ideally placed in good distance to local amenities, including; eateries, schools, shops, major supermarkets, public houses and doctors surgery.

For anyone who loves the countryside the property is surrounded by access to local trails and woodlands, inviting anyone to experience and nature and tranquillity.

AGENCY NOTE Council Tax Band - TBC

EPC Rating - C

Property Type - Dormer Bungalow

Number & Types of Rooms - Lounge, kitchen/diner, utility, 4 double bedrooms, 1 single, 4 en-suites, office/cloakroom (garage store)

Construction Type - Traditional breeze block construction, render coat finish & concrete roof tiles.

Utilities - Gas central heating. EON for gas / electric, Yorkshire Water (Meter) EE for phone line

Parking - Driveway

Building Safety - Building in excellent condition

Rights & Restrictions - NA

Flood & Erosion Risk - NA

Planning Permission & Development Proposals - Planning permission granted in 2021

Accessibility & Adaptations - Level access to back entrance, 1 step to front door.

Coalfield or Mining Area - NA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

