



## Highfield Lane, Chesterfield S41 8AZ

**Guide Price £275,000**

**\*\*Guide Price £275,000 - £300,000\*\***

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale with NO ONWARD CHAIN this well proportioned, three bedroom, detached dormer bungalow located in this popular neighbourhood, situated just a short distance from good local shops and excellent transport links. Providing excellent off-road parking, the accommodation briefly comprises: entrance hallway, large open plan lounge/diner, kitchen, conservatory, bathroom, three good sized bedrooms, upstairs WC, and a low maintenance rear garden. A viewing is highly advised to avoid disappointment.

Tenure: Freehold





## Entrance

Entrance to front-facing UPVC obscure glass double glazed door into large entrance hallway. Featuring laminate flooring, built-in storage cupboard and central heating radiator. Also housing the Vaillant combination boiler.

## Lounge/Diner

10'8" x 36'3" (3.26m x 11.06m)

Well presented and larger than average living and dining space featuring carpeted flooring, two gas central heating radiators, a front facing UPVC double glazed obscured bay window and rear facing sliding patio doors providing ample natural light. The lounge also benefits from a feature electric fire with marble back and hearth and wooden mantel.

## Additional Entrance Hallway

Having side facing door leading to entrance hallway with laminate flooring, central heating radiator under stair storage cupboard and carpeted stairs leading to first floor.

## Bathroom

8'3" x 7'11" (2.52m x 2.42m)

Boasting 4 piece white suite comprising: corner bath, vanity sink unit, low flush WC and corner shower cubicle with thermostatic shower. Also having cushioned flooring, half tiled walls and splashbacks, central heating radiator and side facing obscure glass UPVC double glazed window.

## Conservatory

9'10" x 9'10" (3.01m x 3.01m)

Good-sized conservatory providing further living or dining space. Having carpeted flooring and UPVC double glazed door opening onto garden.

## Kitchen

8'7" x 11'11" (2.63m x 3.64m)

A good sized kitchen fitted with an excellent range of white wall and base units with complimentary worktops incorporating stainless steel one and a half bowl sink with chrome swan neck tap over and drainer, and a four ring electric hob. Featuring a fan assisted oven and grill, extractor fan, and space and plumbing for dishwasher, washing machine and fridge/freezer. Also benefiting from Kandeian flooring, gas central heating radiator, rear facing UPVC double glazed window and tiled splash-backs.

## First Floor Landing

Landing having carpeted flooring and side facing Velux window allowing ample natural light.

## Bedroom One

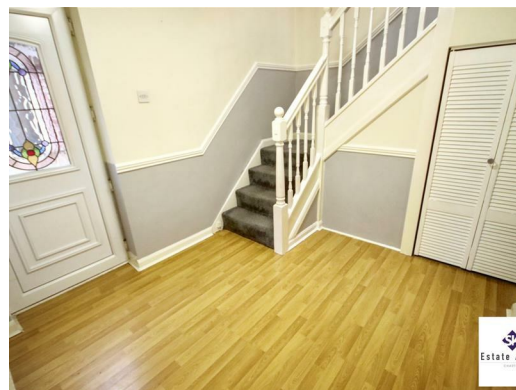
8'5" x 11'8" (2.59m x 3.56m)

Rear facing principal bedroom featuring UPVC double glaze window, central heating radiator, carpeted flooring and useful built-in mirrored wardrobes.

## Bedroom Two

11'6" x 8'1" (3.52m x 2.47m)

A further double bedroom with front-facing UPVC double glazed window, carpeted flooring and central heating radiator.



sales • letting • property management

Zoopla  
FindaProperty.com

Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

Company No: 08028567

## WC

Having side facing Velux window and boasting sink with chrome taps, low flush WC, tiled flooring and central heating radiator.

## Bedroom Three

6'5" x 7'8" (1.97m x 2.34m )

With side facing Velux window, carpeted flooring and central heating radiator.

## Outside

The front of the property lies a block paved driveway providing off-road parking for a number of vehicles.

To the rear lies a low maintenance garden boasting Indian stone paving, a freestanding shed and is enclosed by fence panels.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



sales • letting • property management

Zoopla FindaProperty.com

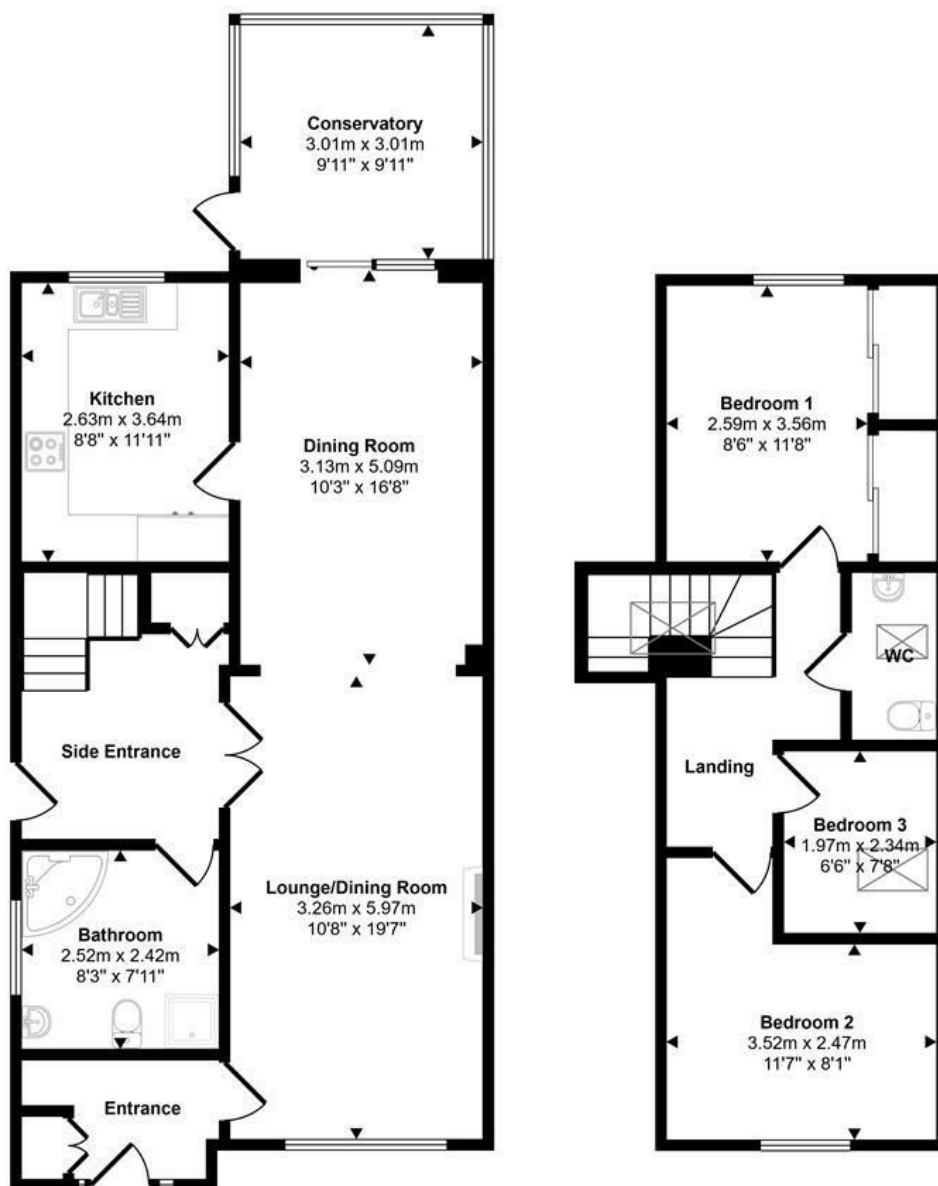
**Website:** [www.skestateagents.co.uk](http://www.skestateagents.co.uk) **Email:** [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

**Address:** 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

**Telephone:** 0114 2749730

**Company No:** 08028567

Approx Gross Internal Area  
116 sq m / 1245 sq ft



First Floor  
Approx 40 sq m / 427 sq ft

Ground Floor  
Approx 76 sq m / 817 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



sales • letting • property management



**Website:** [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

**Email:** [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

**Telephone:** 0114 2749730

**Address:** 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

**Company No:** 08028567