

35 Hillcote Close, Fulwood, Sheffield, S10 3PT  
£525,000

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Council Tax Band: E

A spacious and modern styled four bedroom, two bathroom extended detached home which is perfect for families and is located on this quiet road in the heart of Fulwood! Enjoying bright and airy rooms, far reaching views and a gorgeous open plan living kitchen which is ideal for family gatherings. Situated close to a wealth of shops and amenities, the property is also within the catchment area of Hallam and Tapton schools and is well served by regular bus routes giving easy access to the Universities, Hospitals and the Peak District. With double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, downstairs w.c., lounge, open plan living kitchen with modern and stylish fittings and an extended sun room. To the first floor there is a landing area, four spacious bedrooms (the master with en-suite shower room), a family bathroom and a utility room. Outside, there is off road parking for two cars, a garage and spacious landscaped gardens to the rear. A viewing is essential to appreciate the accommodation on offer, contact Archers Estates to book your visit! Freehold tenure, council tax band E.

### Entrance Hallway

Access to the property is gained through a front facing composite entrance door which leads directly into the hallway. Having a staircase rising to the first floor accommodation, radiator, and doors leading to the lounge and downstairs wc.

### Separate WC

Having a suite comprising of a low flush wc and a pedestal wash basin. With a radiator, tiled flooring and a front facing upvc double glazed window.

### Lounge

A bright and welcoming lounge which has a front facing upvc double glazed bay window, two radiators and a wall mounted electric fire. A door leads to the open plan living kitchen.

### Open Plan Living Kitchen

A stunning, open plan living kitchen which is separated into three areas - sitting, dining and kitchen with a large opening to the sun room. To the sitting area there is space for a sofa, solid wood flooring, a tall stylish radiator and rear facing upvc french doors leading to the rear garden. To the dining area there is continued solid wood flooring, a modern styled radiator, space for a dining table and a breakfast bar area. To the kitchen there are modern styled fitted wall and base units with a granite effect laminate worksurface incorporating a composite sink and drainer unit. With space for a range cooker and fitted extractor above and integrated appliances including a fridge, freezer and slimline dishwasher.

### Sun Room

A gorgeous extended room which is bursting with natural light

thanks to upvc double glazed windows, a roof lantern above and side facing upvc double glazed french doors leading to the garden area. Having continued solid wood flooring and a stylish modern radiator. There is ample space for seating and the room could be used for a variety of purposes.

### First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail, useful storage cupboard and a loft hatch. Doors lead to all rooms on this level.

### Master Bedroom

A spacious master bedroom which has a front facing upvc double glazed bay window, stylish fitted wardrobes and a door leading to the en-suite shower room.

### En-Suite Shower Room

A useful addition to the property, having a shower enclosure, vanity wash basin and a low flush wc. With a chrome towel radiator, vinyl flooring and a front facing upvc double glazed window.

### Bedroom Two

The second bedroom is another double sized room which has a front facing upvc double glazed dormer window, solid wood flooring, a radiator and fitted wardrobes.

### Bedroom Three

A double sized bedroom which has a rear facing upvc double glazed window enjoying far reaching views and a radiator.

### Bedroom Four

The fourth bedroom is a single sized room which could also be used as an office, having solid wooden flooring, a radiator and a front facing upvc double glazed window.

### Family Bathroom

A bright and spacious bathroom having a suite comprising of a p-shaped bath with shower over, a vanity wash basin and low flush wc. With a chrome towel radiator, tiled flooring and a rear facing upvc double glazed window.

### Utility Room

A fantastic and unique addition to the property, this first floor utility room is perfectly placed for its use. Having space and plumbing for a washing machine and tumble dryer, and a worksurface with stainless steel sink and drainer unit. There are additional storage cupboards, a radiator and a rear facing upvc double glazed window.

### Outside

To the front of the property there is a double driveway leading to the garage and a small garden area with lawn and shrubs. A path leads to the rear, where there is a spacious garden area having a patio and good sized lawn which stretches to the bottom of the garden. There is a raised wooden decking area and the garden is surrounded by trees, borders and shrubs.

### Garage

Having an up and over door, the garage offers additional storage space and has power and lighting.



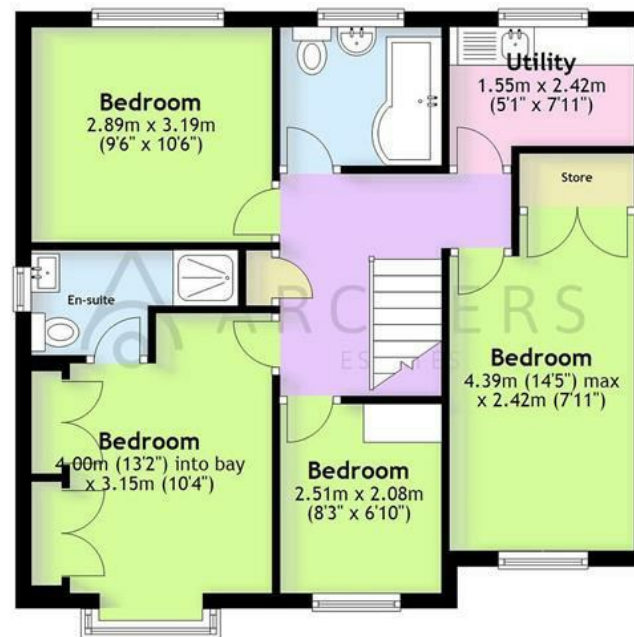
## Ground Floor

Approx. 67.9 sq. metres (730.4 sq. feet)



## First Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



Total area: approx. 125.4 sq. metres (1350.0 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.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 77        |
| (55-68)                                     | D | 64                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |