15 Hillcote Close, Fulwood, Sheffield, S10 3PT
Offers In The Region Of £645,000

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Offers In The Region Of £645,000
Council Tax Band: E

A stunning four double bedroom, two bathroom extended detached home which offers modern and spacious living for the family! Situated on a quiet road in the heart of Fulwood, the property has been effectively extended to the side and rear and enjoys a gorgeous open plan living/dining/kitchen area with sliding doors opening to the garden area, larger than average bedrooms and a low maintenance garden to the rear to name a few highlights. Located within the catchment area of Hallam and Tapton schools, there are a wealth of shops, cafes, amenities and bus routes nearby. With double glazing and gas central heating throughout, the property in brief comprises; entrance lobby, lounge, downstairs wc and an open plan area which includes dining/living rooms and opens to the kitchen. There is also a utility room with immediate access to the garage. To the first floor there is a landing area, four double bedrooms (one with en-suite shower room) and a family shower room. Outside, there is a double drive to the front with access to the garage and to the rear there is a tiered garden with decking and patio areas. Available with NO CHAIN INVOLVED, contact Archers to book your viewing today! Freehold tenure, council tax band E.

Entrance Lobby
Access to the property is gained through a composite door. Having front and side facing upvc double glazed windows and a further door leading to the lounge.

Lounge
A larger than average lounge which has a front facing upvc double glazed window, engineered wood flooring, a radiator and a wall with feature panelling. A staircase rises to the first floor and doors lead to the downstairs wc and dining room.

Downstairs WC
Having a low flush wc, vanity wash basin, chrome radiator, front facing upvc double glazed window and tiled flooring.

Open Plan Living Area
A huge family room which has three parts; a dining room, an open plan extended living area and the kitchen. To the dining room there is ample space for a table and chairs, a tall column radiator, a standard radiator, and engineered wood flooring. There is also a useful under stairs storage cupboard. To the extended living area there are rear facing upvc double glazed french doors leading to the outside, a tall column radiator and two velux windows bringing much light into the area. A breakfast bar separates this room and the kitchen.

Kitchen
To the kitchen area there are stylish modern fitted wall and base units with an ultra thin solid compact laminate worktop incorporating an inset composite sink with mixer tap and induction hob with extractor above. There are integrated appliances including an AEG electric oven and dishwasher, and space for an American fridge freezer. With a rear facing upvc double glazed window and velux, tiled flooring and a door leading to the utility room.

Utility Room
A useful addition to the property, having fitted wall and base units with a quartz worktop incorporating a composite sink and drainer unit with mixer tap. There is space for a washing machine and a side facing upvc double glazed window. A door leads to the garage.

First Floor Landing Area
A staircase ascends from the lounge and leads to the first floor landing area, which has a wooden bannister, doors leading to all rooms on this level and a loft hatch gaining access to the roof space, which is boarded and offers potential for storage and even another room subject to building regulations approval.

Master Bedroom
A spacious, extended bedroom which takes advantage of the extension over the garage creating an L-shaped room. Having two front facing upvc double glazed windows, two radiators, ample space for a bed and even dressing area, and a useful cloaks cupboard.

Bedroom Two
The second bedroom is another double sized room which has a front facing upvc double glazed bay window, a radiator and access to the en-suite shower room.

En-Suite Shower Room
Having a modern styled suite comprising of a shower enclosure, a half pedestal wash basin and a low flush wc. With a radiator and side facing upvc double window.

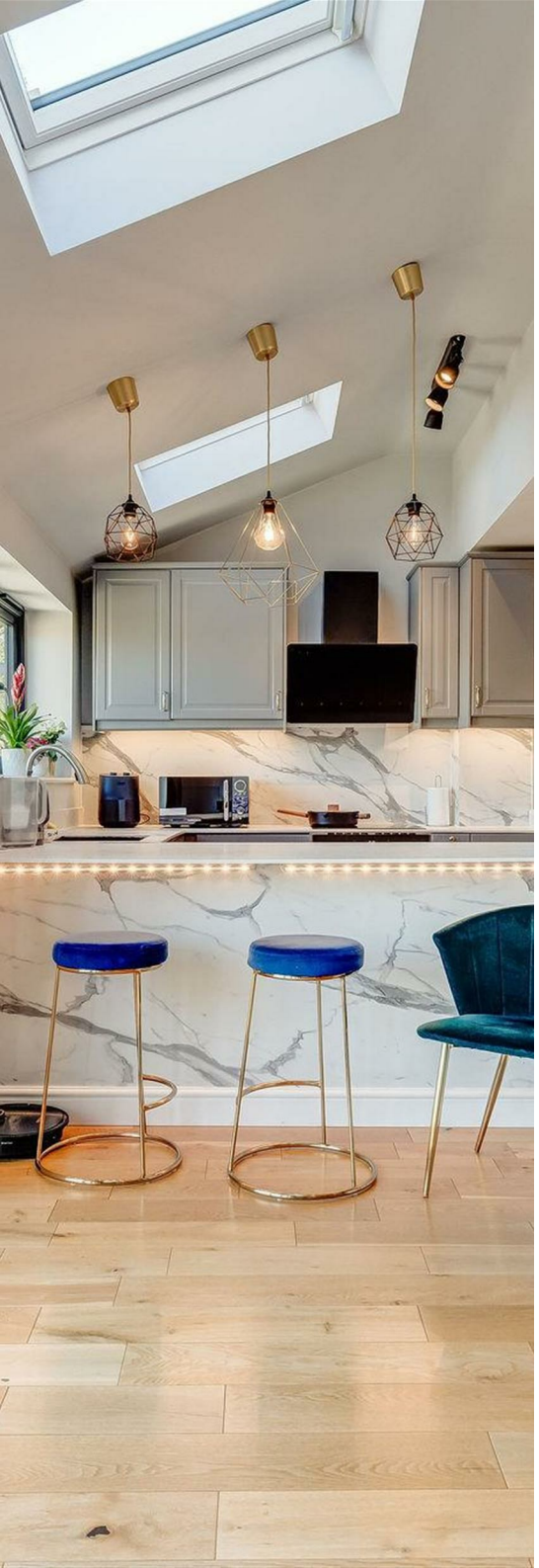
Bedroom Three
A spacious double sized bedroom which has a rear facing upvc double glazed window and a radiator.

Bedroom Four
The fourth bedroom is another double sized room which has a rear facing upvc double glazed window and a radiator.

Shower Room
A modern styled shower room which has a walk in double shower enclosure, a vanity wash basin and a low flush wc. With tiled walls and flooring, a towel radiator and a rear facing upvc double glazed window.

Garage
A larger than average garage which has an electric roller door, power and lighting and offers ample storage space.

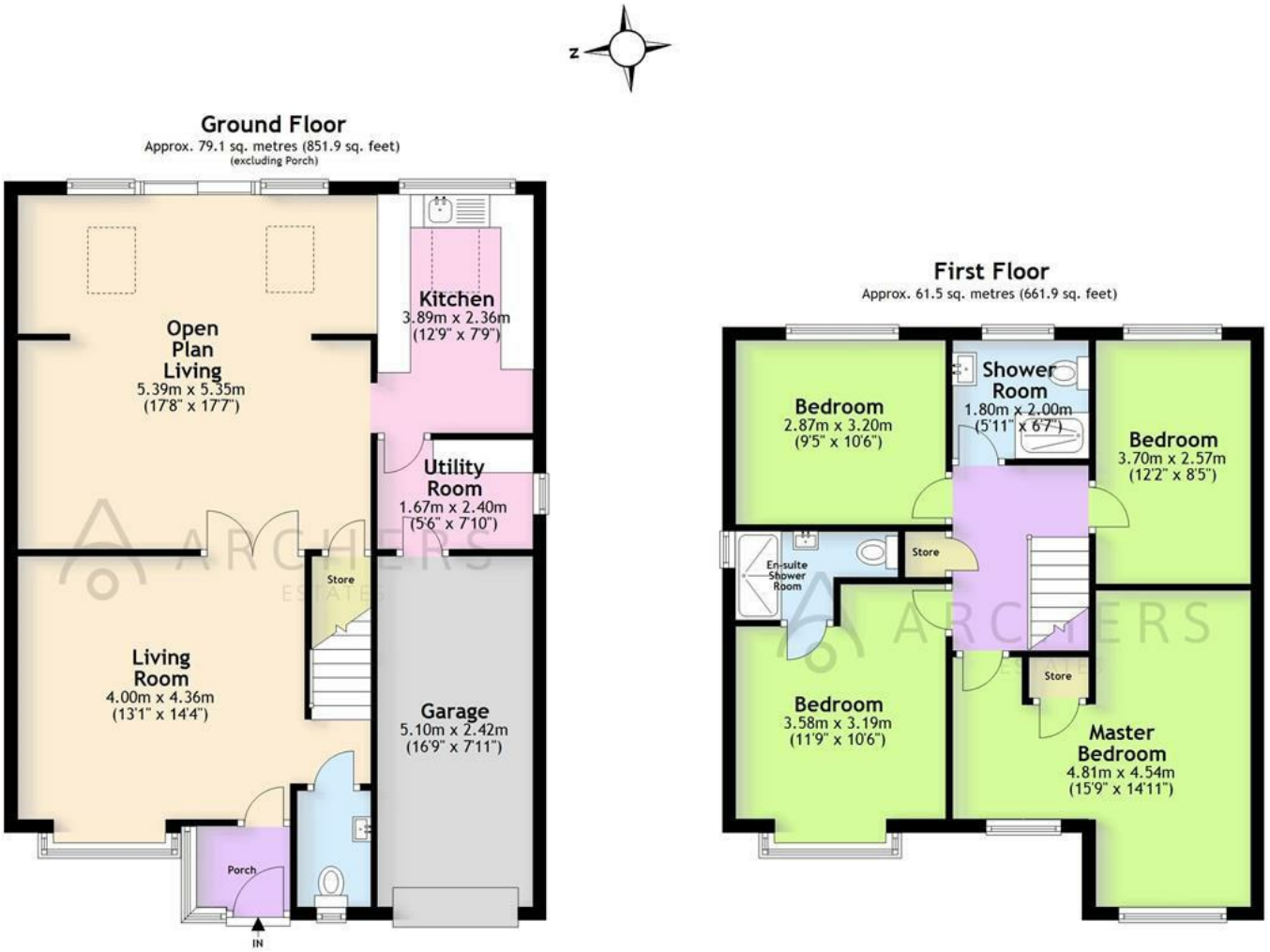
Outside
To the front of the property there is a double driveway with small lawn and a blossom tree. A gated side passage leads to the rear where there is a sizeable low maintenance garden with a raised decking area off the kitchen/living area with steps descending to a large patio and decking, and further steps descend to a block paved area. The garden is surrounded with shrubs and fencing for added privacy.




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Total area: approx. 140.6 sq. metres (1513.8 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.

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