









## 11 Chapman Close

Stannington • Sheffield • S6 5BX

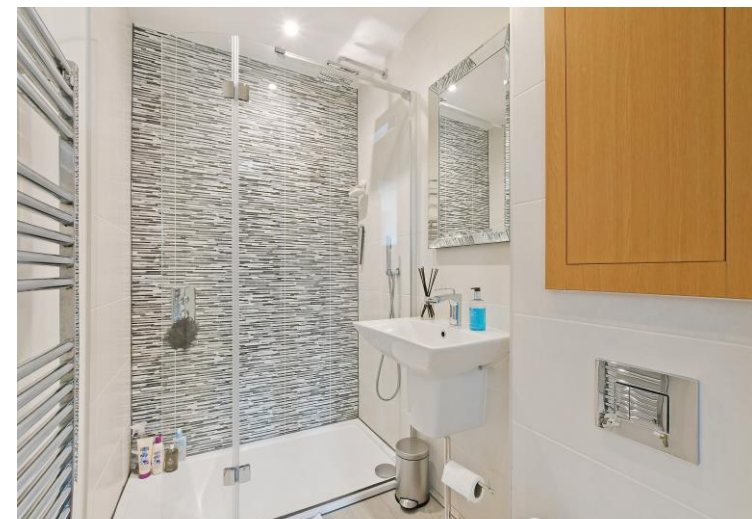
Guide Price £300,000 - £320,000

Immaculately presented 3-bedroom semi-detached house, ideally located in Stannington, on the sought-after College Garden development, constructed in 2013. Finished to an extremely high standard throughout with in-trend styling, including a stunning kitchen, bathroom, and en-suite. Benefits from gas central heating and double-glazing. Double driveway and attractive landscaped south-east facing enclosed rear garden. A composite front door enters through into an entrance porch fitted with useful built-in storage leading though into the inner hallway, which incorporates a utility under the stairs. The kitchen is fitted with neutral, contemporary high gloss units topped with Corian worktops and matte black fittings. Integrated appliances include an AEG oven, microwave, 60/40 fridge freezer, and a dishwasher, adjoining an open plan dining area creating the hub of the home, presented with a modern panelled wall, in stylish tones and laminate wood effect floor. The lounge is rear facing, overlooking the attractive rear garden and creating a seamless link through bi-fold doors. The aspect creates a light and airy feel. The first floor is beautifully presented in modern décor and carpet incorporating 3 bedrooms, one which is currently used as a dressing room with bespoke fitted wardrobes. The master bedroom is styled with shaker panelling to one wall, sliding door recessed wardrobes, and an en-suite shower room. The family bathroom is equipped with a modern 3-piece white suite and contemporary tiling. Externally, there is a hardstanding driveway creating off street parking for 2 vehicles and electric car charging point. At the rear is an attractive enclosed landscaped garden with stone patio, ideal for entertaining, adjoining an artificial lawn, surrounded by painted fencing. Chapman close is ideally placed for access to a range of local amenities within the village including shops, reputable schools, pubs, Rivelin Valley Nature Trail, Bradfield, the Peak District and excellent transport links with a regular bus service into Sheffield city centre and Super Tram terminus with free parking at Malin Bridge.









- Immaculately Presented Semi-Detached House
- College Garden Development Constructed in 2013
- 3 Stylish Bedrooms
- Bright & Airy Lounge with Bi-Fold Doors
- Modern Bathroom & Ensuite Shower Room
- Superb Open Plan Dining Kitchen
- Double Driveway & Electric Charging Point
- South-East Facing Landscaped Rear Garden
- Freehold
- Council Tax Band C, EPC Rating TBC

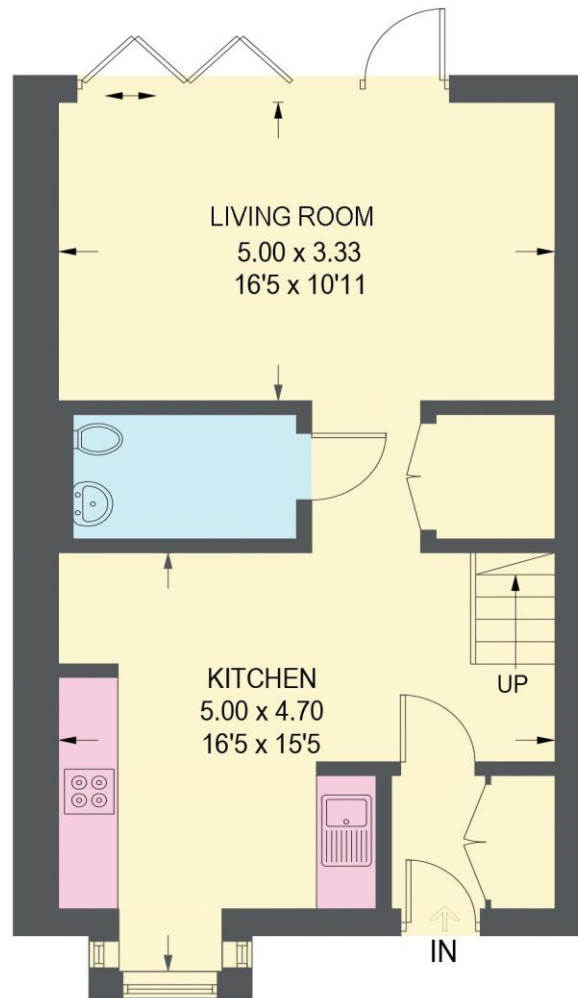




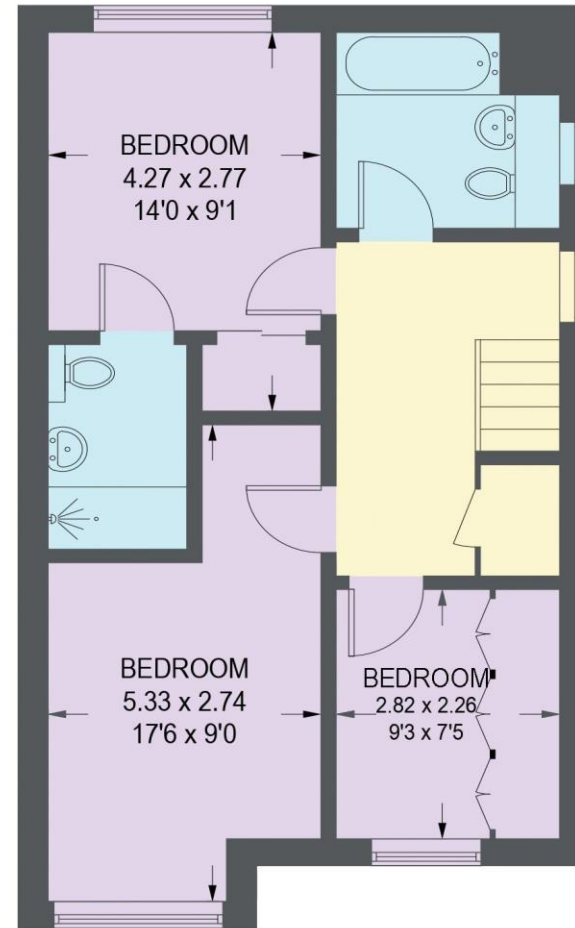


# 11 CHAPMAN CLOSE

APPROXIMATE GROSS INTERNAL AREA = 94.6 SQ M / 1018 SQ FT



**GROUND FLOOR**  
**46.7 SQ M / 503 SQ FT**



**FIRST FLOOR**  
**47.9 SQ M / 515 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale.





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