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**37 Chapman Close, Sheffield**

Sheffield

In Excess of **£475,000**

# 37 Chapman Close

Sheffield, Sheffield

An exceptional four bedroomed, two bathroomed, modern detached family home. Offering the epitome of contemporary modern open plan living on this well sought after development in the heart of Stannington one of Sheffield's most sought after suburbs within catchment for reputable schools along with easy access to the open countryside and numerous amenities , number 37 must be viewed internally to be fully appreciated. In brief the accommodation arranged over two floors comprises entrance hall, kitchen/diner, living room, WC, four bedrooms and two bathrooms. Outside ample parking to the front an stunning rear landscaped family gardens along with a superb enclosed patio.

Council Tax band: E

Tenure: Freehold

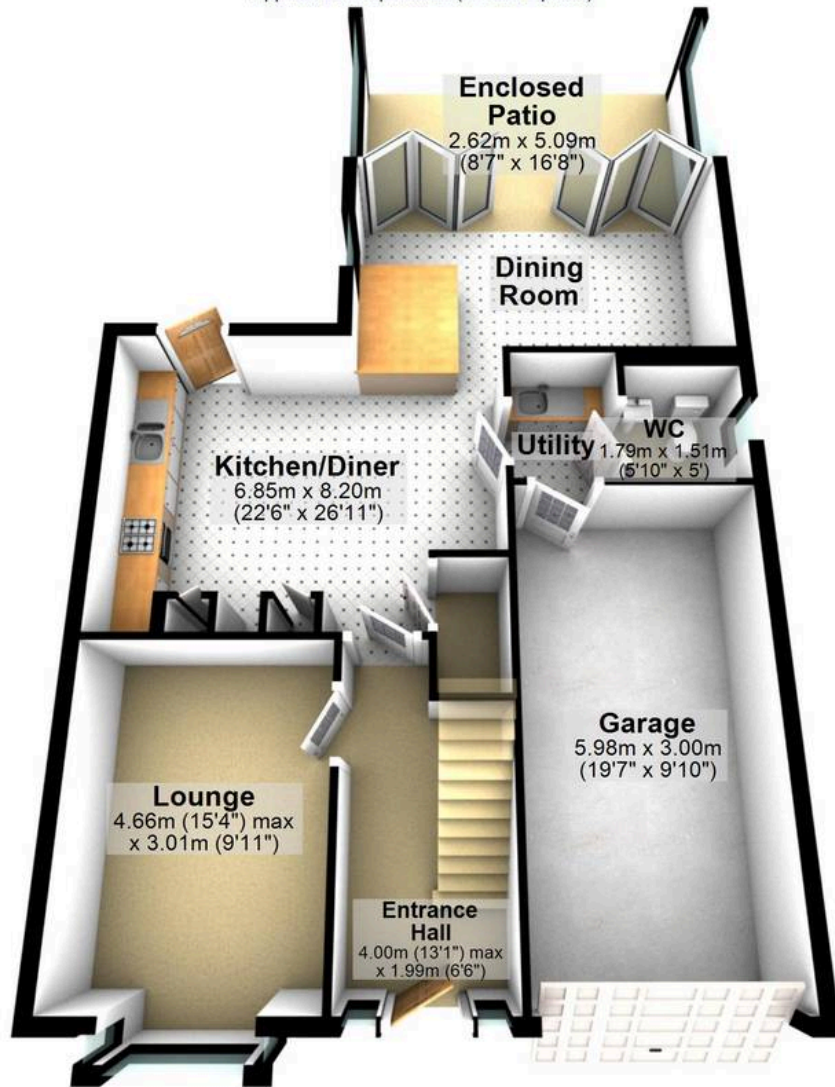
- FOUR BEDROOMED DETACHED PROPERTY
- LOCAL SCHOOLING CATCHMENT INCLUDING FORGE VALLEY SECONDARY SCHOOL
- AMPLE AND CONVENIENT OFF ROAD PARKING
- EPC RATING B
- VIEWING IS ESSENTIAL TO DO FULL JUSTICE
- LARGE REAR GARDEN AND SUPERB ENCLOSED PATIO
- LOCATED IN THE HEART OF THE WELL SOUGHT AFTER STANNINGTON
- IDEAL PROPERTY FOR YOUNG FAMILIES
- COUNCIL TAX BAND E £2,274 P/A
- FREEHOLD PROPERTY





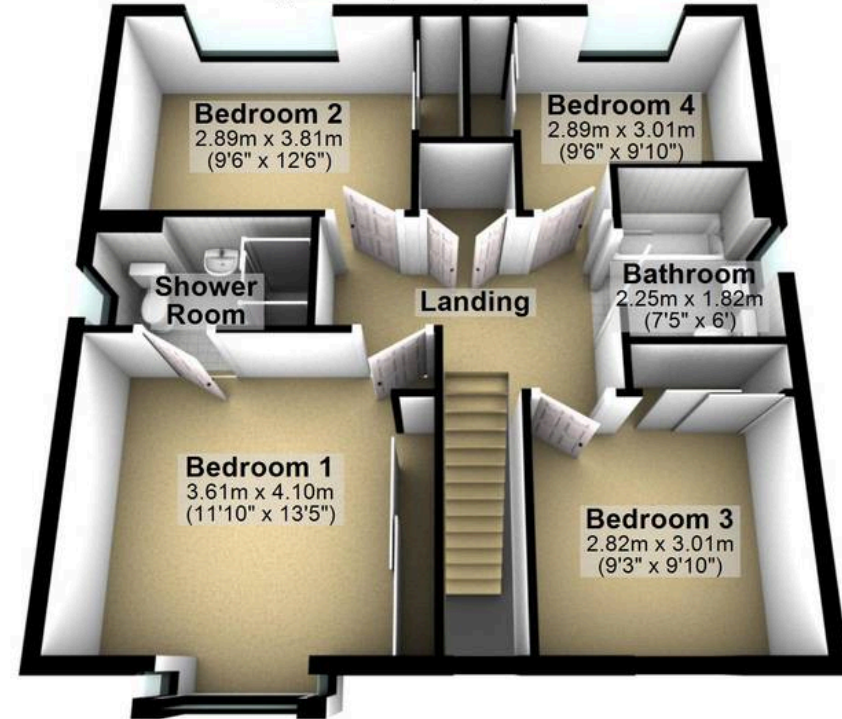
## Ground Floor

Approx. 95.2 sq. metres (1025.0 sq. feet)



## First Floor

Approx. 66.9 sq. metres (720.0 sq. feet)



Total area: approx. 162.1 sq. metres (1744.9 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.