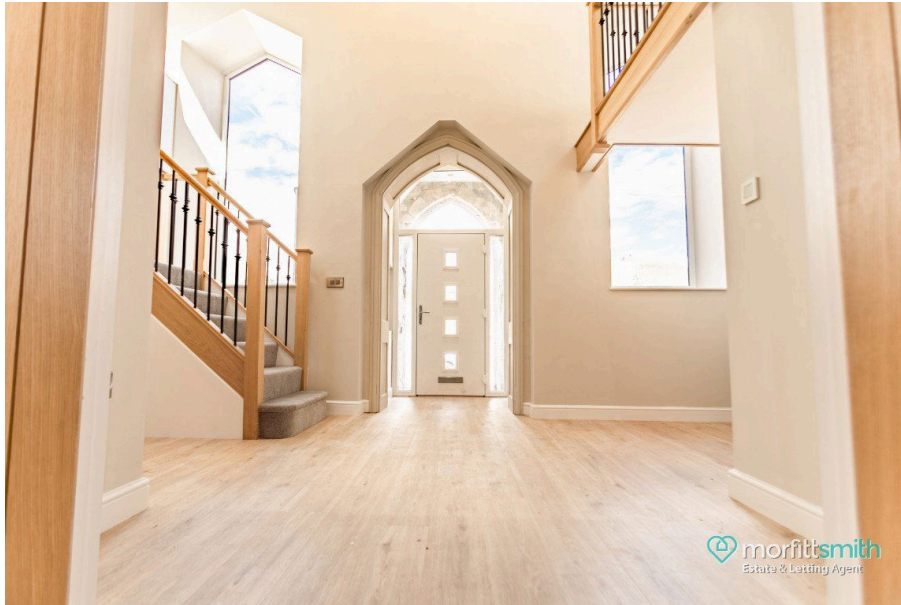




Warren Lane, Chapeltown, Sheffield, S35 2YD - No Chain Involved

Offers In Region Of £565,000

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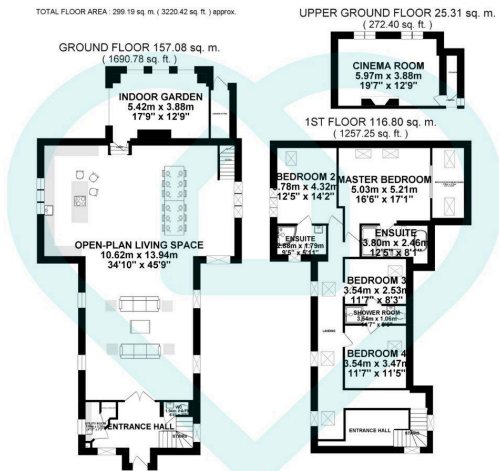
Why We Love It

This amazing open space creates an ideal family / entertaining suite, the huge and numerous windows create a bright, joyous living space, however, there are many private areas creating warm, comforting space for private reflective moments.

Why You'll Love It

Welcome to The Chapel, Warren Lane: Enter through the front door, with glazed side panels, to the open, double height, galleried reception. Three feature, double height arched windows allow light to flood the area. Stairs rise to the half landing, leading further to the galleried landing. Original features abound to the arched ceiling. Having a discretely placed WC, understairs store and acceptable utility room giving ample storage, cloaks hanging and space for washing machine. Double Oak doors lead through into the magnificent reception room. Double Oak doors lead from the reception hall to this versatile family space, giving ample room for living, dining and kitchen facilities. A feature of the room are the West facing, double height chapel windows with discrete vaulted ceilings allowing the evening light to flood the room. To the East transept, a modern, light grey kitchen provides ample storage and workspace, with a central island / breakfast bar and high level picture windows framing views onto Warren Park. With housing for a American fridge freezer, and comprising Induction Hob, extractor, integrated electric oven, combination microwave, wine cooler and dishwasher. This really is the perfect entertaining kitchen / dining experience. To the rear, stairs fall to the loggia, with a feature handrail formed from the original pulpit, whilst to the West transept, stairs rise to the private lounge / cinema room. From the entrance reception, take the stairs to the first floor galleried landing with vaulted ceiling. Original cast iron and wood trusses provide interest. The gallery opens to provide a tranquil, light flooded reading area. Walk to the end of the galleried landing to the master bedroom, located within the upper West transept. Having high vaulted ceilings, exposed wooden trusses and joists, Ladders lead to a mezzanine area, ideally suited to a private reflective space. The master bedroom also benefits from an ensuite fitted with a beautiful, free standing bath, concrete walk in shower with double head, double sink unit with

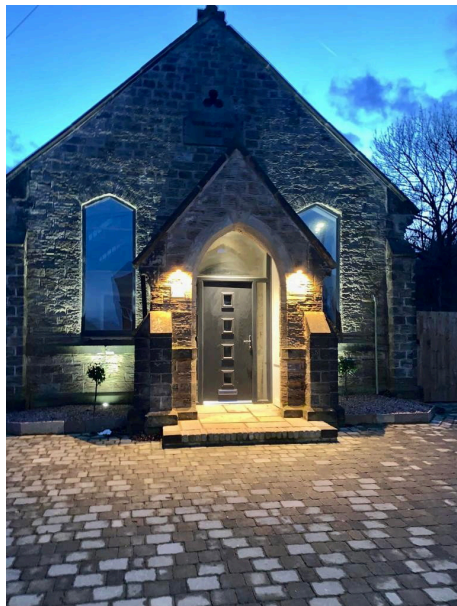




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

Made with Metropix, morfittsmith Estate & Letting Agent

- Great Open-Living Space
- Beautiful Kitchen Space
- Feature Windows
- Four Double Bedrooms
- Entrance Hallway
- High Ceilings Through Out
- Three Bathrooms
- Snug/Cinema Room
- Perfect for Commuters
- Secluded Sunny Patio and Indoor Garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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