



36 Byron Road, Nether Edge, Sheffield, S7 1RY

Saxton Mee



# 36 Byron Road

## Nether Edge

Guide Price

# £500,000

Guide Price £500,000 to £525,000

A sensational opportunity to purchase this stunning, bright, and contemporary three-bedroom home, perfectly positioned in the ever-popular and vibrant area of Nether Edge and with potential to extend to 4 bedrooms (subject to necessary planning permission) - architect's drawings available from the seller.

Immaculately presented throughout, this stylish property offers generous living space with a modern layout, ideal for today's lifestyle. To the front, the property boasts a beautifully landscaped garden with a driveway providing off-road parking for two cars, as well as an electric car charging point — a fantastic addition for modern living.

The ground floor welcomes you with a bright and airy hallway leading to a spacious lounge, perfect for relaxing and entertaining. To the rear, a truly impressive open-plan kitchen, snug, and dining area creates a trendy, versatile space with underfloor heating and flooded with natural light — the real heart of the home. A sleek utility room and a contemporary shower room complete the ground floor.

Upstairs, there are three beautifully presented bedrooms, all finished to an excellent standard, along with a stylish, modern family bathroom.

To the rear is a delightful, low-maintenance garden — a perfect space for relaxing and enjoying the outdoors. A separate garage also provides useful additional storage space.

Situated just moments from an array of independent shops, trendy cafés, award-winning restaurants, and highly regarded local schools, with excellent transport links close by, this sensational home offers the perfect balance of stylish living in a thriving neighbourhood.

Properties of this quality in Nether Edge rarely come to market — early viewing is strongly advised.



- Fabulous location on this no-through road in the heart of Nether Edge
- Stunning three-bedroom EXTENDED bright and contemporary home
- Potential to extend and create fourth bedroom (subject to planning consents)
- This house needs to be viewed to fully appreciate the space and light on offer
- Stylish open-plan kitchen, snug, and dining area flooded with natural light
- Three beautifully presented bedrooms and a stylish family bathroom
- Landscaped front garden with driveway for two cars and electric car charging point
- Low maintenance garden to the rear with lovely seating area
- Separate garage providing useful additional storage
- Freehold



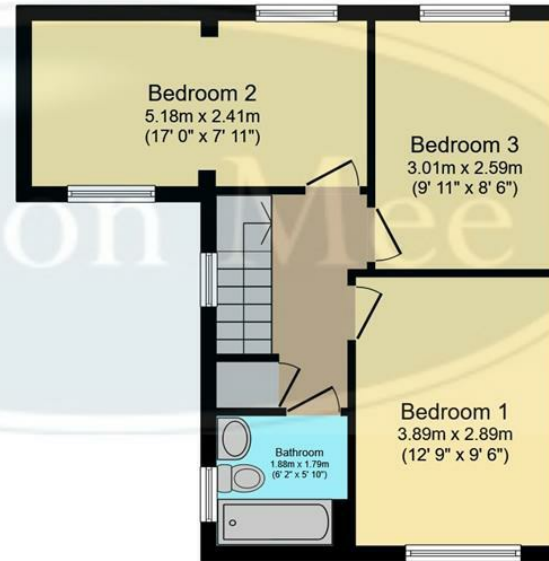






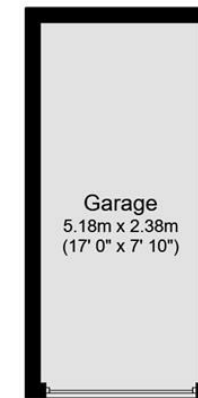
### Ground Floor

Floor area 65.2 sq.m. (702 sq.ft.)



### First Floor

Floor area 43.1 sq.m. (464 sq.ft.)



### Garage

Floor area 12.0 sq.m. (129 sq.ft.)

**Total floor area: 120.3 sq.m. (1,295 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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**Saxton Mee**