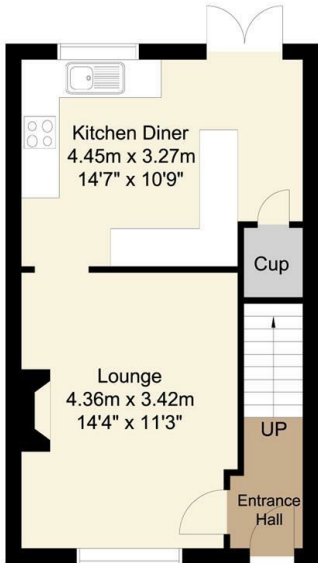
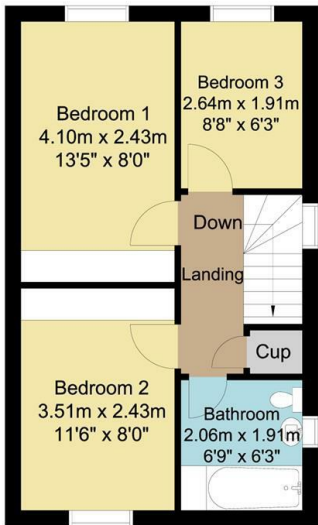


Ground Floor
34 sq m/365.97 sq ft
Approx.



First Floor
34 sq m/365.97 sq ft
Approx.



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40, Brockwood Close, Sheffield, S13 7QZ

Offers In The Region Of £225,000

40 Brockwood Close, Sheffield, S13 7QZ

Description
Positioned at the end of a quiet and desirable cul-de-sac, this immaculately presented three-bedroom semi-detached home offers a rare opportunity to secure a stylish and practical family property in a safe, community-oriented location. Ideal for growing families, the property enjoys a prime position with no through traffic, creating a peaceful and secure environment where children can play freely and neighbours form lasting connections. Just a short walk away lies a beautifully maintained local park—perfect for weekend outings, dog walks, or letting little ones burn off energy in a natural setting—adding to the overall lifestyle appeal of this fantastic home.

From the moment you approach the property, it's clear that it has been lovingly maintained and thoughtfully enhanced. The attractive frontage features a tidy lawn, established planting, and EV charging point.. Stepping inside, you're welcomed into a warm and inviting entrance hall that leads to a bright and spacious lounge. This beautifully styled living area boasts a large front-facing window that floods the room with natural light, along with a recessed feature wall incorporating a sleek media unit and contemporary electric fireplace—creating a comfortable yet modern space for relaxing and entertaining alike.

To the rear of the home, the open-plan kitchen and dining area is both functional and aesthetically pleasing. With clean lines, neutral tones, and tasteful finishes, it features integrated appliances, ample cabinetry, and a breakfast bar that's ideal for busy mornings or casual dining. French doors open out onto a professionally landscaped rear garden, seamlessly connecting indoor and outdoor living spaces and making it easy to enjoy summer barbecues, evening drinks, or alfresco meals with family and friends.

Upstairs, the home offers three thoughtfully laid-out bedrooms. The principal and second bedrooms are both good-sized doubles, each with plenty of room for wardrobes and additional furniture, while the third bedroom, currently styled as a charming dressing and vanity room, offers huge flexibility—ideal as a nursery, child's bedroom, or a peaceful home office for remote working. The stylish family bathroom is finished with modern tiling and quality fixtures, offering a full-size bathtub with overhead shower, basin, and WC—perfect for both quick morning routines and relaxing evening soaks.

The rear garden is a true extension of the home and has been cleverly designed with privacy and ease of maintenance in mind. A high-quality composite deck creates an elegant seating area, complemented by a modern horizontal slat fence and mature climbing greenery for added seclusion. A pergola provides the perfect framework for shaded seating or a future outdoor kitchen area, while the rest of the space is versatile and low-maintenance—ideal for busy family life. A side gate offers convenient access to the front, and there is additional room for storage, bikes, or garden tools.

Located within easy reach of local shops, reputable schools, and excellent transport links, this home offers the complete package for families who want to move straight in and start enjoying their new surroundings. The combination of a quiet and safe cul-de-sac setting, immediate access to green space, and a beautifully upgraded home makes this a standout opportunity in today's market. Whether you're upsizing, starting a family, or simply seeking a more peaceful place to call home, this property delivers style, comfort, and convenience in equal measure.

- Peaceful cul-de-sac location with no through traffic – ideal for young families.
- Walking distance to a large park, perfect for outdoor play and weekend strolls.
- Spacious lounge with contemporary media wall and feature fireplace.
- Modern open-plan kitchen diner with French doors to the private rear garden.
- Beautifully landscaped garden with composite decking, pergola, and side access.
- Three well-sized bedrooms, stylish bathroom, and private driveway parking.

