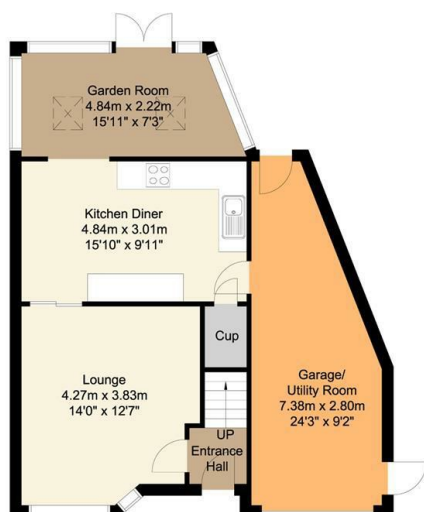


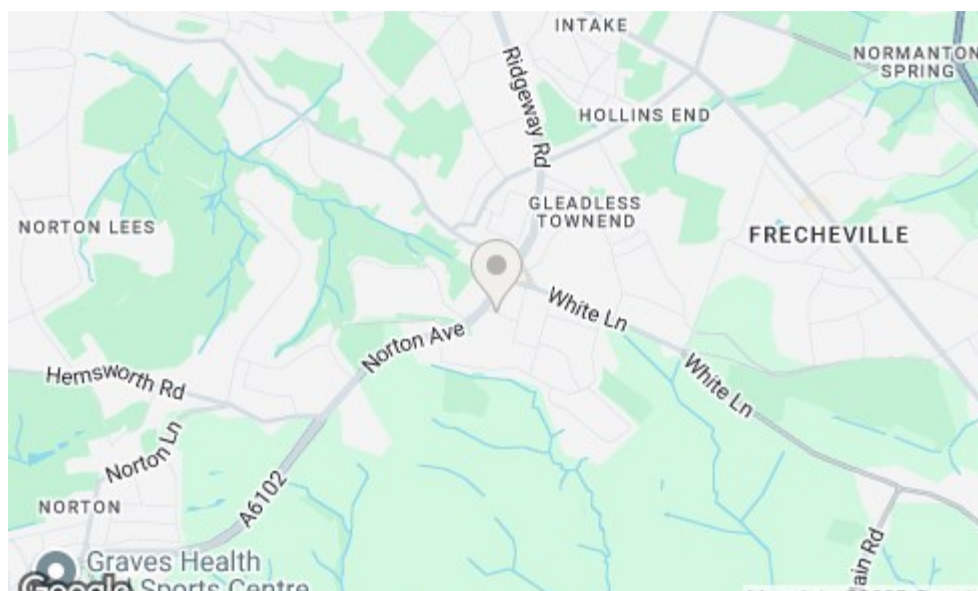
Ground Floor
62 sq m/667.36 sq ft
Approx.



First Floor
52 sq m/559.72 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/measure if quoted on this plan. CP Property Services @2025



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

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LOCKWOOD
& RIDDLE**
ESTD 1840

6, Briarfield Avenue, Sheffield, S12 3LA

Guide Price £275,000

6 Briarfield Avenue, Sheffield, S12 3LA

Description
Guide Price £275,000 to £290,000 - Situated in a desirable residential pocket of southeast Sheffield, this beautifully presented and substantially extended three-bedroom semi-detached home offers an ideal blend of space, style, and practicality. Situated in a quiet and well-regarded neighbourhood, the property enjoys convenient access to local amenities, highly regarded schools, and excellent transport links—making it perfect for families, professionals, and those looking for a turn-key home in a prime location. From the moment you arrive, the home makes an immediate impression. The attractive frontage combines traditional charm with a smart, modern extension featuring a contrasting brick façade and integral garage. A paved driveway provides off-road parking, while the distinctive arched doorway adds character and curb appeal.

Upon entering the property, the quality of the accommodation becomes immediately apparent. The entrance hall leads into a generous and tastefully decorated lounge with a large front-facing bay window, allowing for an abundance of natural light to pour in. This space is both inviting and versatile, ideal for cosy evenings in or entertaining guests.

To the rear of the property lies the heart of the home—an outstanding open-plan kitchen diner that has been expertly designed with modern family living in mind. The contemporary kitchen features sleek white cabinetry, high-spec integrated appliances, and ample counter space. The adjoining sitting area enhances the space's functionality, making it perfect for socialising or supervising children while cooking. Seamlessly extending from the kitchen is a rear extension, bathed in natural light thanks to large windows and twin skylights. This bright and relaxing space opens onto the landscaped rear garden through French doors, creating a seamless indoor-outdoor living experience. Whether it's casual family meals, morning coffee, or evening relaxation, this room offers year-round comfort and scenic garden views.

The outdoor space itself is thoughtfully laid out with low-maintenance paving, mature plants, and attractive fencing, offering a private and tranquil haven. Ideal for al fresco dining, gardening, or simply unwinding in peace, the garden caters to all lifestyle needs.

A major feature of this home is the substantial side extension, which incorporates a full-length garage and utility room. This additional area adds significant practical value, whether used for storage, workshop space, or even future development potential (subject to permissions).

Upstairs, the quality continues. The first floor hosts three generously sized bedrooms, all tastefully decorated and well-proportioned. The principal bedroom—located above the extension—is particularly impressive, with dual-aspect windows, ample floor space, and a private en-suite shower room featuring a modern white suite and walk-in shower.

Bedroom two, another spacious double, sits above the lounge and boasts views of the quiet residential street, while bedroom three offers the perfect setup for a nursery, home office, or child's room. A modern family bathroom with clean white tiling and a full-size bathtub serves the remaining rooms, completing the upstairs accommodation.

Additional benefits include double glazing throughout, gas central heating, contemporary flooring, and high-quality finishes that run consistently through each room. Thoughtfully designed and meticulously maintained, this home offers the space and style rarely found in this price bracket or location.

The surrounding area further enhances the appeal. Local amenities such as shops, cafes, parks, and schools are all within easy reach, while excellent transport connections link the area to Sheffield city centre and beyond. The community feel of the neighbourhood, combined with access to green spaces and reputable schools, makes this an outstanding location for growing families.

This is not just a house—it's a home that has been extended and upgraded with care and attention to detail, offering turnkey living with scope for future flexibility. Whether you're upsizing, relocating, or simply seeking a high-standard property in a fantastic area, this home delivers on every level.

- **Substantially Extended:** Thoughtfully developed with a full side extension incorporating a garage, utility space, and luxurious principal bedroom suite.
- **Stunning Garden Room:** Bright, airy space with skylights and garden access—perfect for relaxing or entertaining.
- **High-Spec Kitchen Diner:** Sleek modern units, integrated appliances, and open-plan layout ideal for family living.
- **Three Spacious Bedrooms:** Generously sized, with a stylish en-suite in the principal room and flexible use options.
- **Low-Maintenance Garden:** Beautifully landscaped with patio seating area and mature planting for privacy.
- **Fantastic Location:** Peaceful, family-friendly neighbourhood close to amenities, schools, and commuter routes.

