





23 Gleadless Drive

Gleadless • Sheffield • S12 2QL

Guide Price £240,000 to £250,000

A fabulous 3 bedroom detached house in Gleadless with an open plan living/dining room, modern fitted kitchen, conservatory, sun room, home office, enclosed south east facing garden and driveway providing off road parking. The front uPVC door with glazed side panels opens into the porch and a further door opens into the entrance hallway with under stairs storage cupboard and cloak hanging recess. A glazed door opens into the open plan living/dining room with bay window, feature fireplace with electric fire inset, grey carpet and pleasant decor. Glazed double doors open into the kitchen which has a range of black and white base and wall units with space and plumbing for a dishwasher and range cooker, both of which are included in the sale. There is also space for a breakfast table. A door opens into the utility room which has space and plumbing for a washing machine and a fridge freezer and there is a further door into the downstairs WC and a side door which opens into the garden room with wood burning stove set into a feature cast iron fireplace and French Doors which open into the garden to the rear. From the kitchen a door opens into the conservatory which has Bi-Folding doors which open into the garden. From the entrance hallway stairs rise to the first floor landing. The bright and airy master bedroom has a front facing bay window and a grey carpet, the second spacious double bedroom has a rear facing box bay window and sliding mirror door wardrobes. The third bedroom is a front facing single room with an oriel, stained glass window. The bathroom has a white suite, bath with tap shower attachment and an electric shower over, WC, basin and is fully tiled in white with a black towel radiator and grey wood effect flooring. Outside, the front part of the garage is used for storage and the rear part of the garage has been converted into a home office with side facing uPVC door and window, electric panel heating, power and light. There is a home gym with uPVC double doors and a fabulous wooden built bar. The garden is south east facing and has a stone chipped area with circular feature paved area and an astro turfed lawn with established borders. To the front is a block paved driveway providing off road parking and a stone chipped forecourt with hedges providing privacy and mature borders. Gleadless Drive is ideally located for access to a range of local amenities including shops, pubs, schools and public transport links.



- Detached Family Home
- 3 Bedrooms
- Kitchen with Integrated Appliances
- Modern Family Bathroom plus Downstairs WC
- Garden Room
- Home Office
- Conservatory
- Driveway Providing Off Road Parking
- Enclosed South East Facing Garden
- Council Tax Band A

23 GLEADLESS DRIVE

APPROXIMATE GROSS INTERNAL AREA = 91.2 SQ M / 982 SQ FT

OUTBUILDING = 24.2 SQ M / 260 SQ FT

TOTAL = 115.4 SQ M / 1242 SQ FT

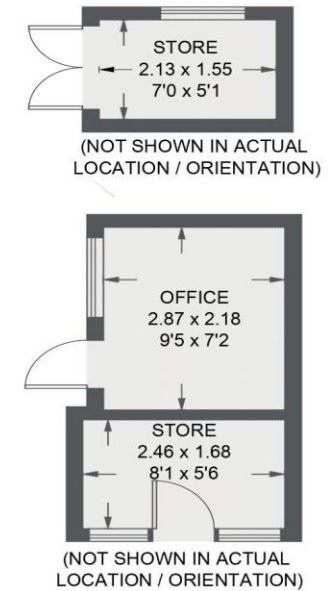
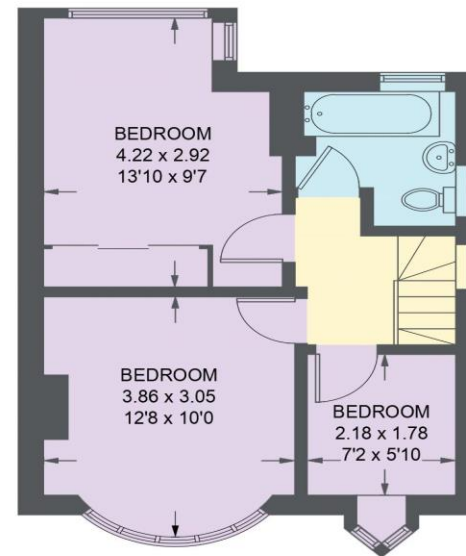
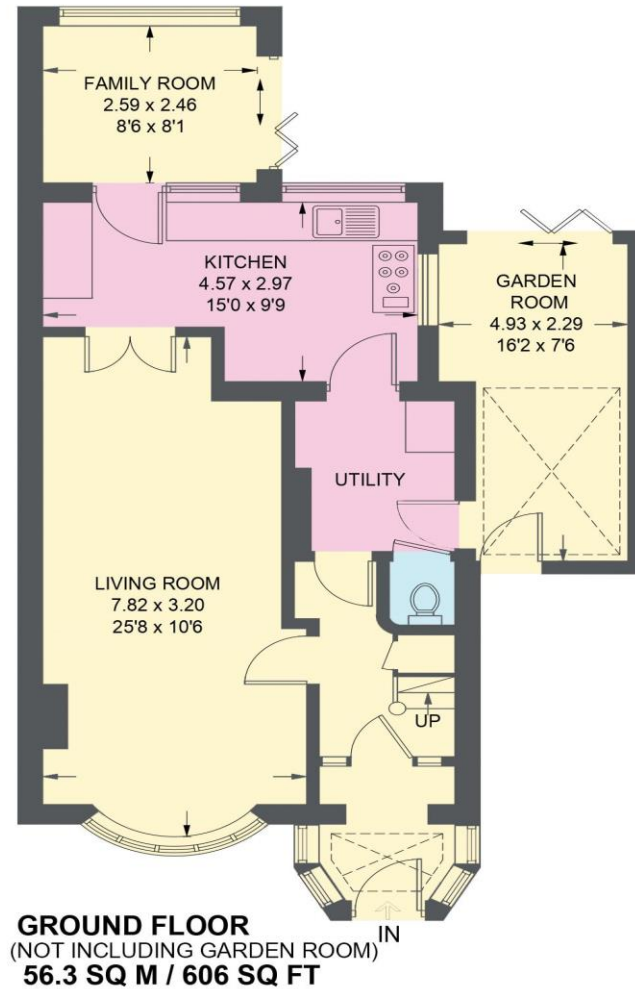


Illustration for identification purposes only, measurements are approximate, not to scale

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.