







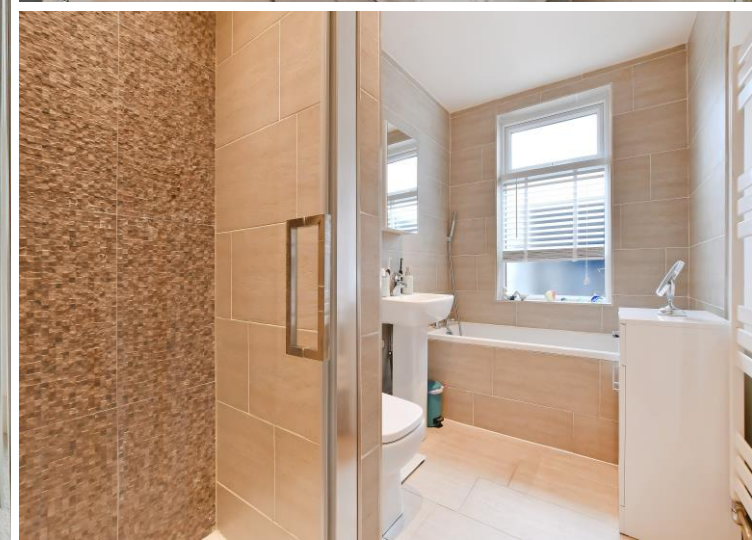
18 Dalewood Avenue

Beauchief • Sheffield • S8 0EH

Guide Price £450,000 - £475,000

Located on a quiet treelined road in Beauchief is a superb, effectively extended 3 double bedroom bungalow. Offering generously proportioned, flexible open plan living space flooded with natural light and pleasant views over an immaculate, south facing landscaped rear garden. Benefits from resin driveway, garage, double glazing and combination gas central heating. The property enters through a porch and welcoming hallway presented in cheerful décor and laminate floor creating a great first impression. There are 2 bay fronted, spacious double bedrooms with the main bedroom complemented by a modern ensuite shower room. The third bedroom offers versatility, currently used as an office equipped with built in storage housing the combination boiler. The bathroom is stylishly tiled featuring a 3-piece white suite, separate shower enclosure and chrome heated towel rail. Overlooking the garden to the rear of the property is the fabulous open plan living space designed over split levels taking full advantage of the pleasant garden aspect and enhanced by Velux roof lights flooding the area with natural light. The lounge features a log burning stove upon a stone hearth. Steps descend to the dining kitchen featuring fixed seated dining area and French doors providing a seamless link with the raised patio. The kitchen hosts a range of contemporary white gloss units finished with contrasting granite worktops, integrated dishwasher and space with plumbing for further appliances. A separate utility room to the side of the house offers utility space housing the washing machine and internal access to the garage. Externally a resin driveway provides off street parking and access to the garage. To the rear of the property is an immaculate southerly facing garden, featuring a landscaped lawn, and fabulous raised stone patio connecting the indoor living space. Dalewood Avenue is ideally placed for local shops and amenities, reputable schools, great transport links, Millhouses Park, Hutcliffe Woods and local golf courses.





- Effectively Extended Bungalow
- 3 Double Bedrooms
- Modern Bathroom & Ensuite
- Fabulous Open Plan Living Space
- Superb Dining Kitchen Overlooking Garden
- Southerly Facing Landscaped Garden & Patio
- Treelined Road in Beauchief, S8
- Resin Driveway & Garage
- Freehold
- Council Tax Band D, EPC Rating D



18 DALEWOOD AVENUE

APPROXIMATE GROSS INTERNAL AREA = 105.1 SQ M / 1131 SQ FT

GARAGE / UTILITY ROOM = 15.3 SQ M / 165 SQ FT

TOTAL = 120.4 SQ M / 1296 SQ FT



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



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