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APPOINTMENT



## 212 Bradway Road

Bradway • Sheffield • S17 4PE

Guide Price £775,000 - £800,000

A Superb 6 bedroom and 3 bathroom, detached family home measuring an impressive 3322 sq ft located on a sizeable plot in Bradway, S17. Generously proportioned, flexible accommodation arranged over 3 levels which benefits from versatile, light and airy living space adjoining a stunning terrace, overlooking an attractive landscaped rear garden with an impressive gym/outbuilding. An outstanding family home, which requires viewing to fully appreciate. Benefits from gas central heating, with Hive controls, double glazing and considerable underfloor heating. The ground floor living space incorporates a cosy bay fronted lounge complemented by stone feature fireplace, dual aspect spacious flexible family room with focal brick fire surround and log burning stove, cloakroom/study, and a fabulous open plan kitchen. Overlooking the garden and adjoining a recently updated, impressive balcony/terrace is the family kitchen fitted with shaker style units topped with granite worktops, with space and plumbing for freestanding appliances which may be negotiable within the sale. This creates the hub of the home, providing a versatile family space with separate utility room. The first-floor landing is complemented by a stunning picture window overlooking the rear garden, leading to four double bedrooms, all beautifully presented, the main bedroom having a dressing area, ensuite shower room, and a Juliette balcony. The family bathroom is designed around a freestanding bath, floating vanity unit and stylish tiling. Stairs rise to the second floor providing a further two double bedrooms and great storage solutions. Externally, the property is set back from the road with a substantial driveway, having 2 points of entry and a garage. To the rear, is a superb balcony, entertaining space, leading to a lower landscaped lawn with generous outbuilding currently utilised as a gym, offering great potential for various uses. Bradway Road is a popular road, well-served by local shops and amenities, reputable schools, recreational facilities, public transport, and access to the city centre, Dore Train Station, the hospitals, universities, and the Peak District.





- Superb Detached Family Home in Bradway, S17
- 6 Bedrooms & 3 Bathrooms
- Measuring an Impressive 3322 sq ft
- Light & Airy Accommodation Over 3 Levels
- 2 Generous Reception Rooms & Study
- Impressive Family Kitchen & Separate Utility
- Landscaped Lawn, Terrace & Gym
- Driveway & Integral Garage
- Leasehold - Details TBC - absent landlord
- Council Tax Band G, EPC TBC

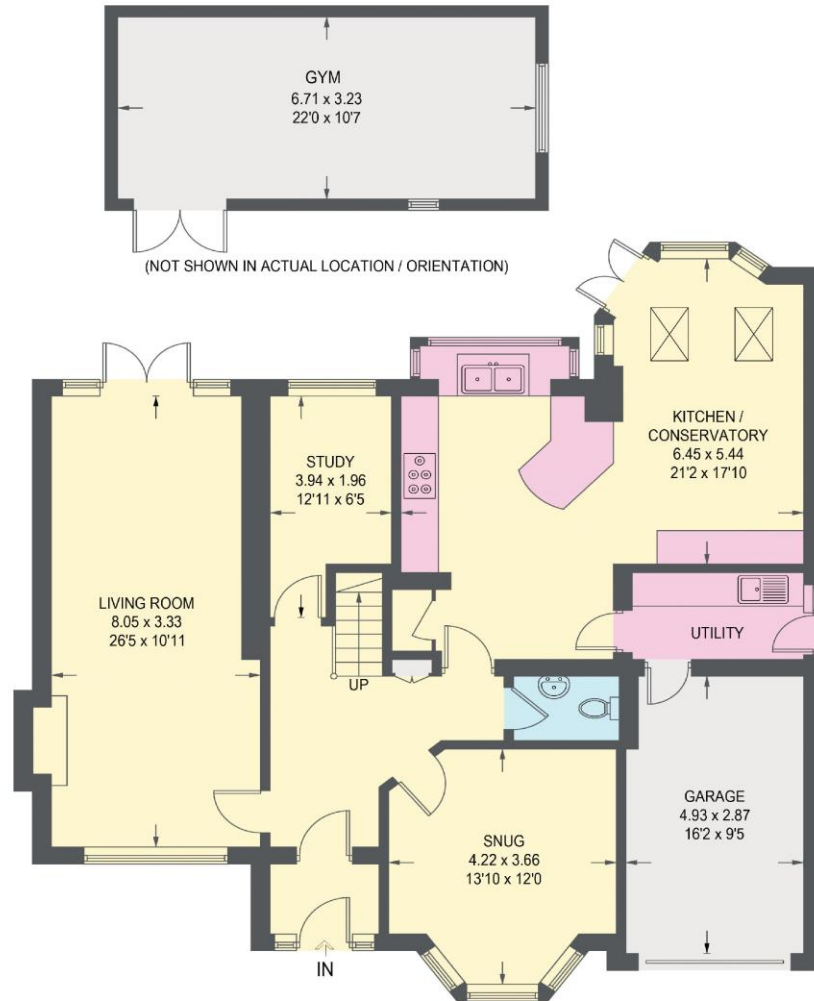


# 212 BRADWAY ROAD

APPROXIMATE GROSS INTERNAL AREA = 286.8 SQ M / 3087 SQ FT  
(INCLUDING GARAGE)

OUTBUILDING = 21.8 SQ M / 235 SQ FT

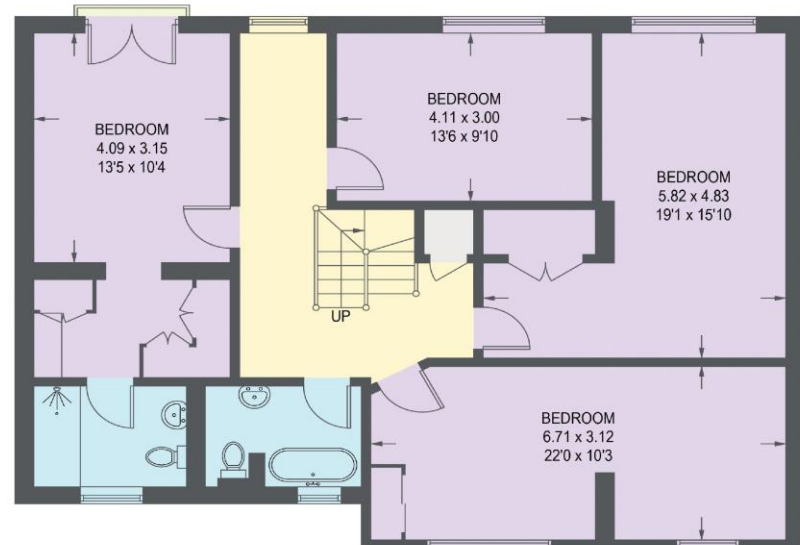
TOTAL = 308.6 SQ M / 3322 SQ FT



**GROUND FLOOR (INCLUDING GARAGE)**  
122.7 SQ M / 1321 SQ FT



**SECOND FLOOR**  
60.0 SQ M / 646 SQ FT



**FIRST FLOOR**  
104.1 SQ M / 1120 SQ FT

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



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