











## 17 Mill Lee Road

Low Bradfield • Sheffield • S6 6LB

Guide Price £275,000 - £295,000

Located on the border of the Peak District National Park within the picturesque village of Bradfield, just 7 miles out of Sheffield is a 2 double bedroom semi detached family home. Surrounded by fabulous countryside, reservoirs, and stunning views. Benefits from front and rear gardens, combination gas central heating and double glazing. Entering through a composite side door into welcoming hallway incorporating 2 useful storage areas, one providing utility space for a washing machine and further appliances. The kitchen overlooks the garden and offers fabulous far-reaching views. Fitted with midnight blue fronted units, complementary marble effect worktops and contrasting tiled splashbacks. There is an integrated fridge and space for freestanding appliances. The dining area is bright and airy courtesy of French doors providing direct access to the enclosed rear garden. A cosy, modern lounge is presented in on trend colours and neutral carpet offering views of the front garden and a generous under stairs storage cupboard. The first floor comprises of 2 generously proportioned double bedrooms with pleasant views. The family bathroom is equipped with a traditional white 3-piece suite and separate shower enclosure. The landing area provides further useful storage and access to the partially boarded loft space. Externally an enclosed front and rear garden are predominantly laid to lawn bordered by established hedging and garden shed. Low Bradfield is still an idyllic location just 7 miles from Sheffield, with regular public transport, centred around a beautiful village cricket ground and park. It also has a great pub, The Plough, and a lovely shop, tearoom, restaurant, and ice cream parlour. There are numerous walks from the village into the surrounding Peak District countryside and around the four picturesque reservoirs in the area: Agden, Damflask, Dale Dike and Strines.









- Semi Detached Family Home
- Idyllic Rural Location of Bradfield Village
- 2 Double Bedrooms
- Recently Installed Modern Kitchen
- On Border of Peak District National Park

- Village Community & Amenities
- Stunning Views
- Combination Boiler & Double Glazing
- Front & Rear Garden
- Council Tax Band C, EPC Rating D



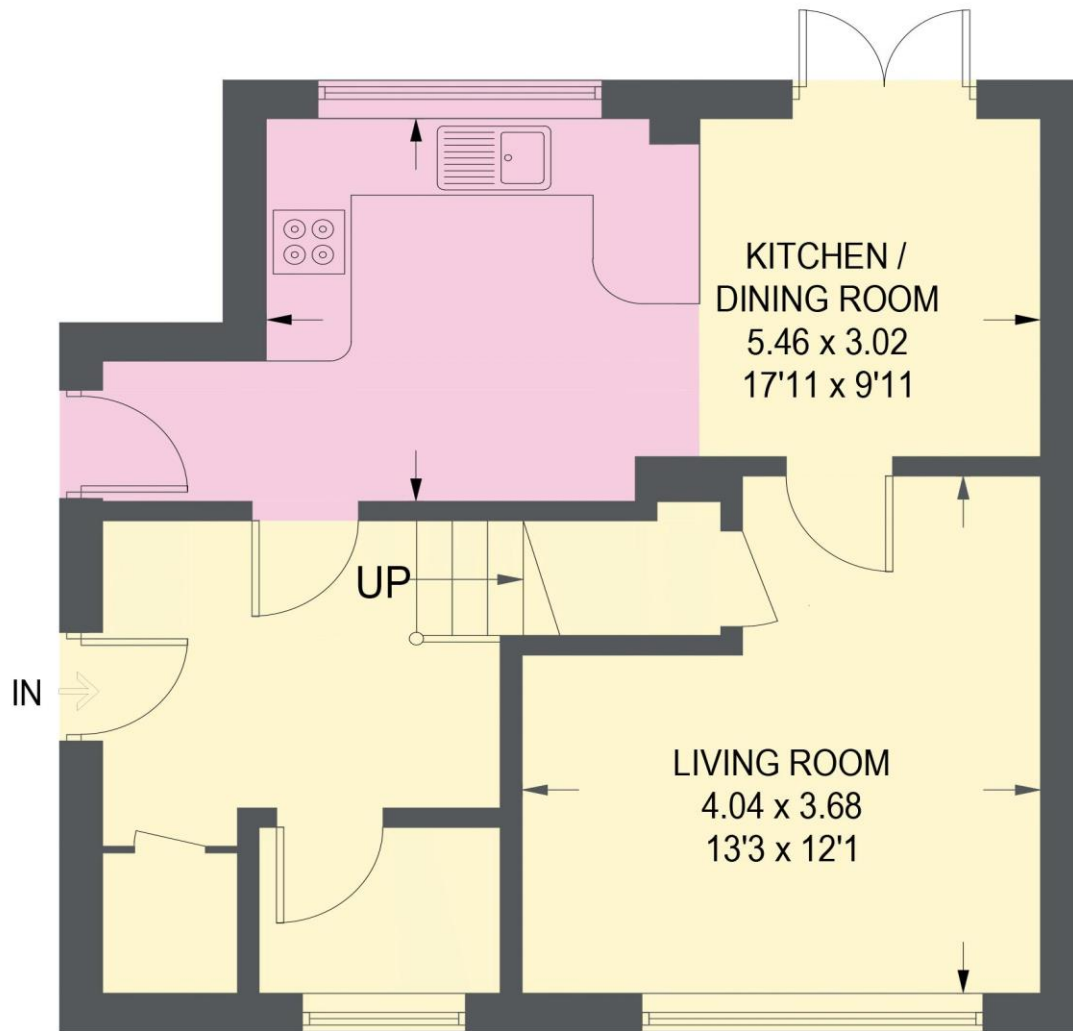




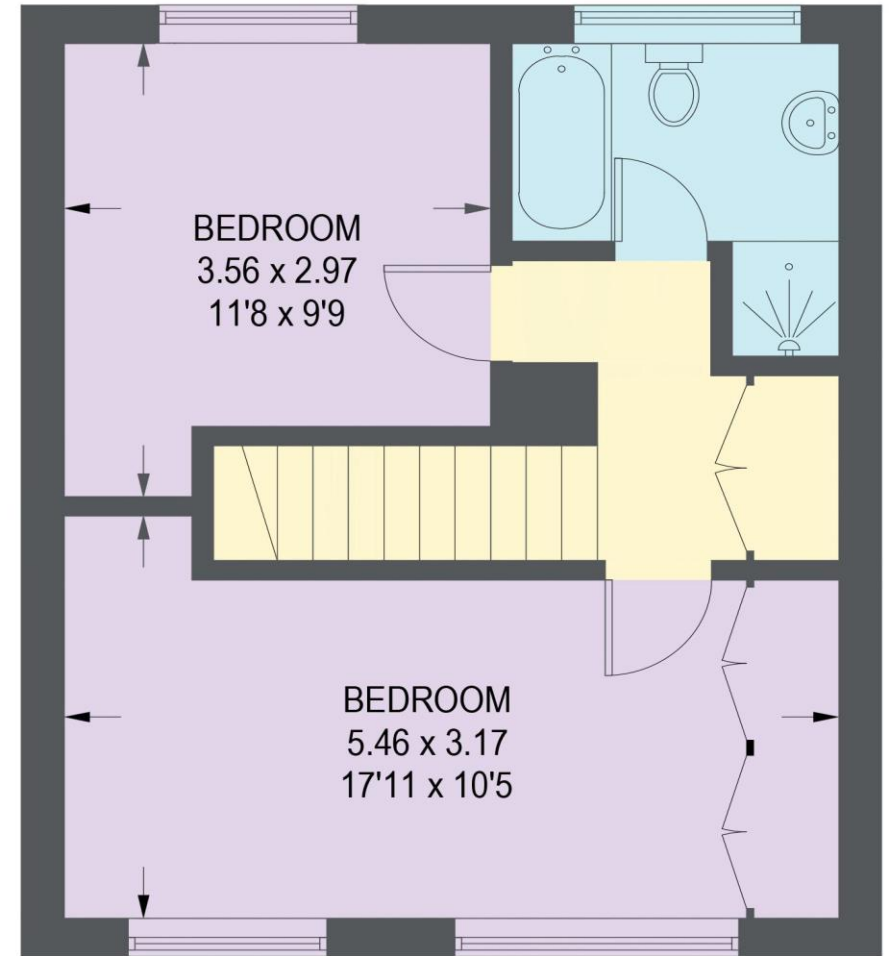


# 17 MILL LEE ROAD

APPROXIMATE GROSS INTERNAL AREA = 80.8 SQ M / 869 SQ FT



**GROUND FLOOR = 43.5 SQ M / 468 SQ FT**



**FIRST FLOOR = 37.3 SQ M / 401 SQ FT**

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





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