







18 Bartle Road

Gleadless • Sheffield • S12 2QQ

Guide Price £425,000 - £450,000

Effectively extended and significantly improved by recent owners is a superb 3/4-bedroom detached family home in S12. Generously proportioned, flexible property stylishly presented throughout. Benefits from a driveway, double garage, enclosed rear garden with attractive patio and fabulous recently built sunroom. The ground floor is stylishly presented in grey modern tones and laminate floor, filled with natural light and pleasant garden views to the rear. To the front of the property is a flexible home office/ occasional bedroom and dual aspect versatile family room. The lounge features French doors directly onto the garden, complemented by electric stove with oak mantel and slate hearth. A recently installed sunroom creates a stunning space to entertain or relax infusing with the outdoor patio and garden. The kitchen is fitted with contemporary gloss white units, topped with granite worktops and tiled splashbacks. Integrated appliances include full sized fridge and freezer, microwave, double oven, induction hob, gas ring and extractor. Adjoining is a separate dining area and alternative side door entrance. The first floor comprises of 3 generously proportioned double bedrooms, all designed with a neutral modern palette, made to measure blinds and carpet. The main bedroom has been designed to offer a fabulous space incorporating roll top freestanding bath, ensuite shower room, bespoke fitted wardrobes and dressing area. The landing features a spacious storage area and access to the loft space, which is partially boarded. A hardstanding driveway provides off street parking and leads to the double garage. To the rear of the property is a fully enclosed garden, laid with partial lawn and attractive stone patio, a private secure outdoor space, ideal for children and pets. Bartle Road is ideally located for access to a range of local amenities including shops, pubs, schools and public transport links.





- Effectively Extended Detached Family Home
- 3/4 Good Sized Bedrooms
- Stunning Kitchen & Separate Dining Area
- Fabulous Spacious Sunroom
- Stylishly Presented Throughout
- Excellent Transport Links & Local Amenities
- Enclosed Rear Garden & Patio
- Driveway & Double Garage
- Freehold
- Council Tax band E, EPC Rating D

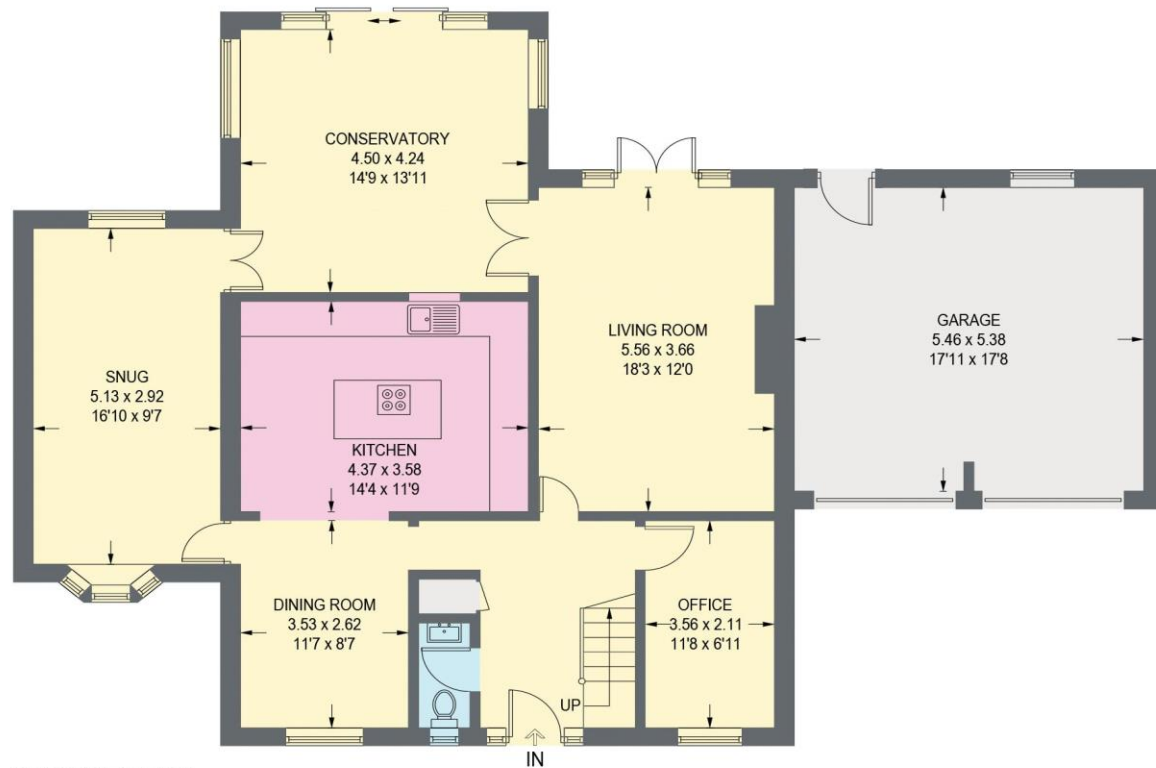


18 BARTLE ROAD

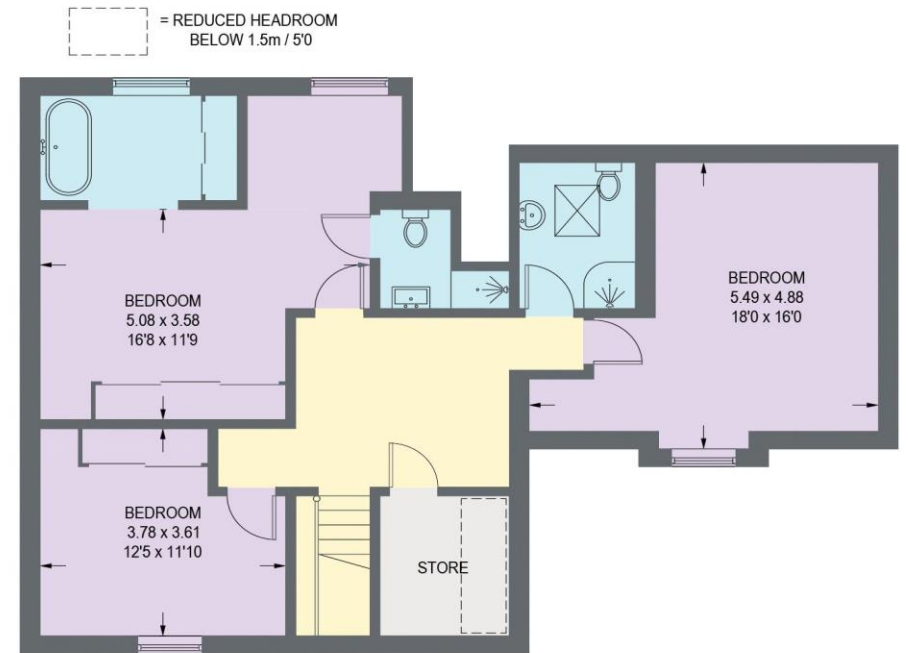
APPROXIMATE GROSS INTERNAL AREA = 196.6 SQ M / 2116 SQ FT

GARAGE = 28.1 SQ M / 302 SQ FT

TOTAL = 224.7 SQ M / 2418 SQ FT



GROUND FLOOR
107.3 SQ M / 1155 SQ FT



FIRST FLOOR
89.3 SQ M / 961 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk [haushomes.co.uk](https://www.haushomes.co.uk)

0114 276 8868