







4 Bents Drive

Ecclesall • Sheffield • S11 9RP

Guide Price £575,000 - £600,000

An extended 3-bedroom detached family home providing fabulous light and airy flexible accommodation in one of Sheffield's most sought-after locations. Offering superb potential to develop or extend, subject to necessary consents. Features a stunning landscaped rear garden alongside an extensive driveway leading to a detached garage with outbuildings. Benefits from combination gas central heating and double glazing. Perfect family home with excellent schools in walking distance. No chain. Freehold. The ground floor is ideal for family living, offering two spacious reception rooms, a bay fronted lounge, and to the rear complemented by generous windows creating a stream of natural light and pleasant garden views is a versatile family room. The dining kitchen is fitted with a range of matching units, an integrated oven, and gas hob, with space and plumbing for further freestanding appliances and adjoining dining area. There is the scope to create an open plan living kitchen. The first floor comprises of three bedrooms, including two double rooms with built in wardrobes. The shower room features a corner shower cubicle, hand wash basin, heated towel rail, and WC located separately. The loft space is bordered with Velux window and offers scope for conversion, subject to consents. An extensive block paved driveway provides off street parking for multiple vehicles, leading to a detached garage with adjoining outbuilding and WC, ideal for storage. The stunning landscaped rear garden has been lovingly maintained and filled with attractive planting and mature fruit trees, alongside a stone patio, perfect for a seating area or entertaining space. Bents Drive is superbly located, within a short walk of sought after local schools. It is very well placed for the amenities of Ecclesall Road and the shopping facilities at Banner Cross. The city centre is approximately 3 miles away and is well served by public transport together with easy access to the city's hospitals and universities. The Peak National Park is only approximately 1.5 miles away.





- Extended Detached Family Home
- 3 Bedrooms & Shower Room
- Light & Airy Flexible Accommodation
- Sought After Location in S11
- Potential to Extend and Convert Loft

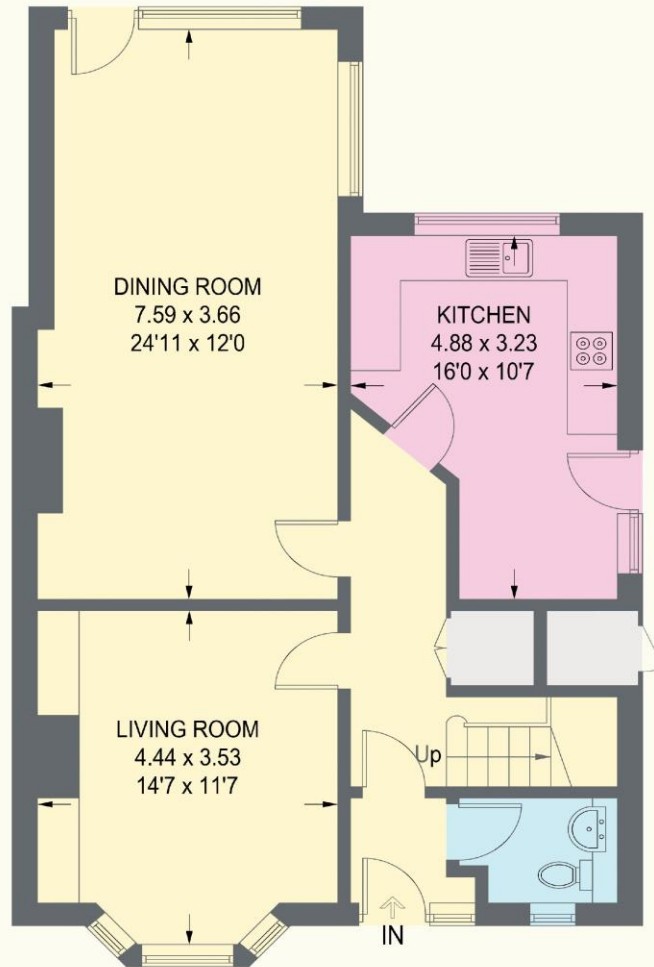
- Combination Boiler & Double Glazing
- Stunning Landscaped Rear Garden
- Extensive Driveway & Detached Garage
- Freehold & No Onward Chain
- Council Tax Band F, EPC TBC



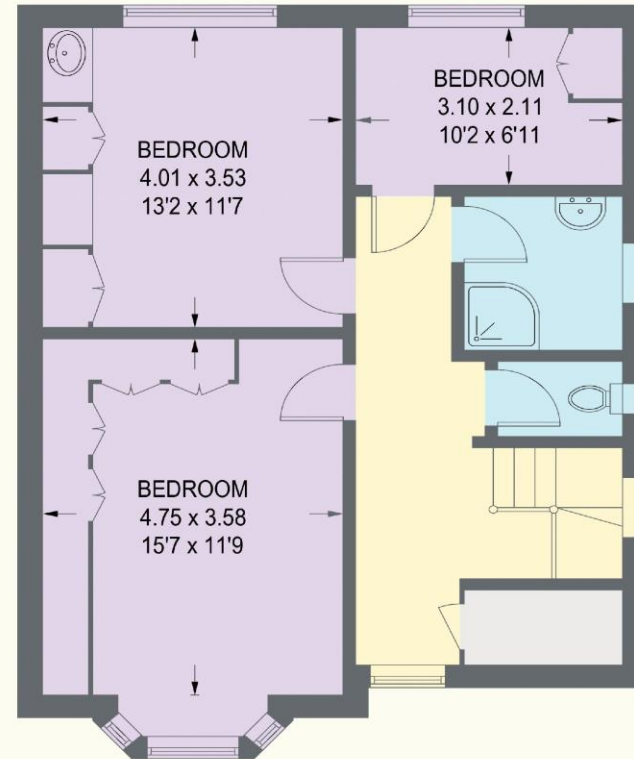


4 BENTS DRIVE

APPROXIMATE GROSS INTERNAL AREA = 133.7 SQ M / 1439 SQ FT



GROUND FLOOR
72.3 SQ M / 778 SQ FT



FIRST FLOOR
61.4 SQ M / 661 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

0114 276 8868