











## 7 Longford Drive

Bradway • Sheffield • S17 4LN

Guide Price £450,000 - £475,000

A fabulous 3/4-bedroom semi-detached family home with a lovely woodland outlook. Extended and reconfigured by the current owners to create a beautiful, flexible family home, including a fabulous loft conversion, and a landscaped south facing rear garden. Features include a popular open plan living kitchen with direct access to the garden, combination gas central heating, double glazing, and a driveway creating off street parking. The property enters through a tiled porch and inner hallway, offering cloakroom storage. The ground floor has been designed to create a cosy bay fronted lounge presented in bold, modern tones. Overlooking the rear garden is a fabulous open plan living kitchen. The hub of the home features a snug, dining area, and adjoining kitchen fitted with modern gloss units, a range of integrated appliances, and Velux roof windows, which flood the area with natural light. The garage has been converted to create a versatile multipurpose room equipped with a WC and housing utility space, and a roof lantern. The first-floor landing is a generous space including what was originally the third bedroom, currently utilised as a study area with built in storage. There are two generously proportioned double bedrooms and a separate shower room, incorporating a walk in rainfall shower, vanity wash basin, and finished with stylish tiling. Stairs rise to the loft space which has been developed to create the main bedroom, a superb light and airy, dual aspect room, providing made to measure wardrobes, storage within the eaves, and a fully tiled ensuite shower room. Externally, a block paved driveway provides off street parking. Accessed through the property is a superb, enclosed, southerly facing rear garden designed to incorporate seating areas, entertaining space, a lawn, pergola and focal oriental style glass summer house. Filled with attractive established trees, plants and mature hedges. Longford Drive is well-placed for local shops and amenities, highly regarded schools, recreational facilities, public transport and access to Dore Train Station, the City Centre, hospitals, universities, and the Peak District. Leasehold 200 years from 24th July 1963. Annual ground rent £70.









- 3/4 Bedroom Semi Detached Family Home
- Popular Tree Lined Road in Bradway, S17
- Stunning Interior. A Must See.
- Extended to the Side & Rear
- Fabulous Loft Conversion

- Fantastic Modern Open Plan Kitchen
- South Facing Landscaped Rear Garden
- Driveway Creating Off Street Parking
- Leasehold - 200 years from 24th July 1963 £70pa
- Council Tax Band C, EPC TBC









# 7 LONGFORD DRIVE

APPROXIMATE GROSS INTERNAL AREA = 144.8 SQ M / 1558 SQ FT

SUMMER HOUSE = 5.0 SQ M / 54 SQ FT

STORE = 1.9 SQ M / 20 SQ FT

TOTAL = 151.7 SQ M / 1632 SQ FT

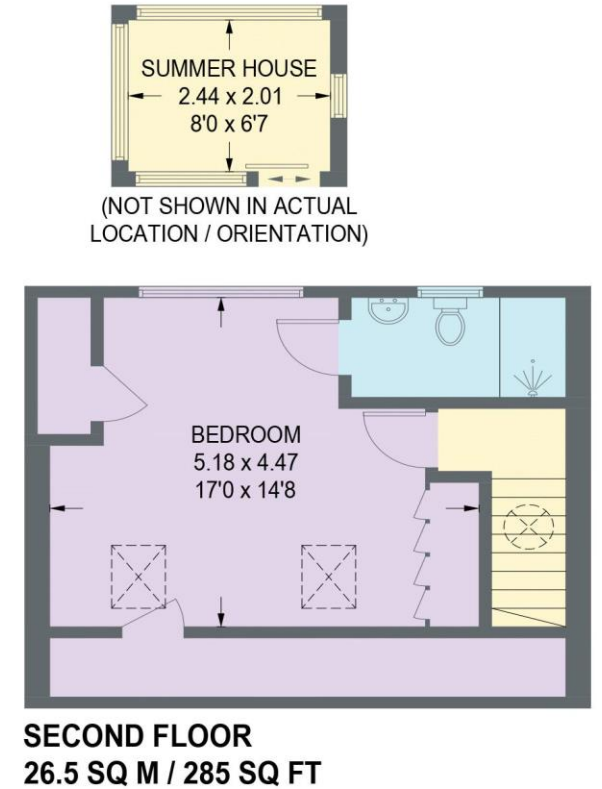
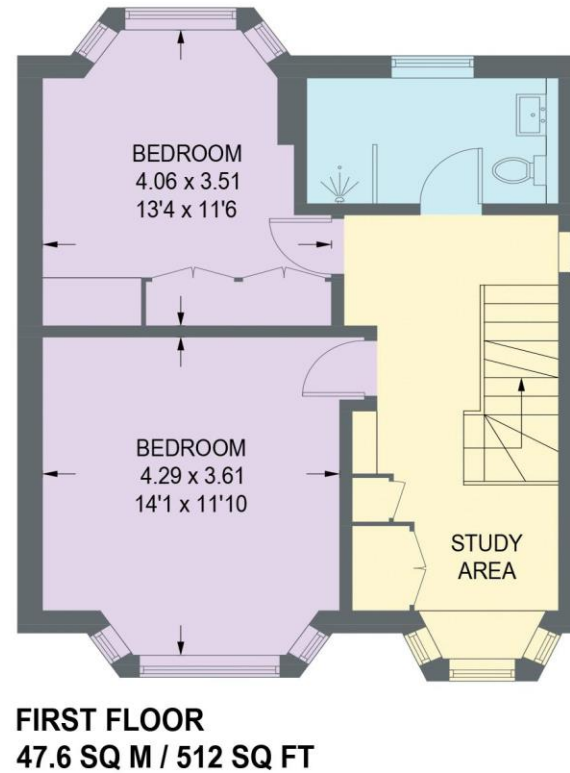
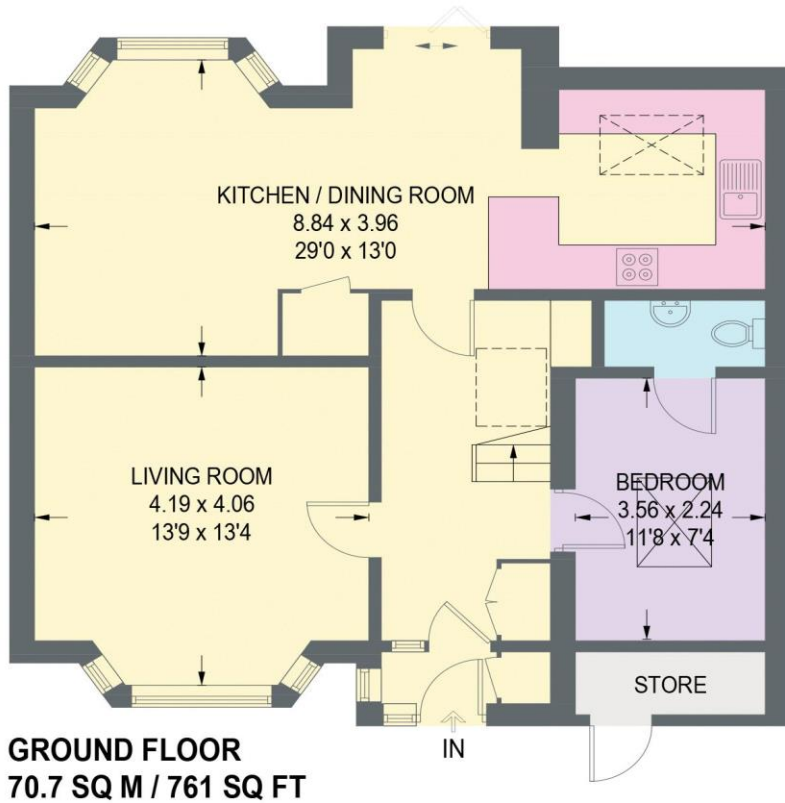


Illustration for identification purposes only,  
measurements are approximate, not to scale.





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