





## 35 Prospect Road

Bradway • Sheffield • S17 4JB

Asking Price £595,000

Effectively extended, recently refurbished 4/5-bedroom, elevated modern family home commanding fabulous far-reaching views. Arranged over 3 levels to offer a flexible living space, featuring superb open plan dining kitchen, impressive master bedroom with ensuite and dressing area, southerly facing enclosed rear garden, driveway and integrated garage. Recently rendered to create a great first impression on arrival, opening through a composite door into a light and airy hallway. The bay fronted lounge takes full advantage of the far-reaching views and is presented in neutral tones. The rear of the property opens into an impressive open plan L shaped dining kitchen providing 2 sets of French doors direct out onto the patio infusing the outdoor area. The kitchen is fitted with a range of contrasting blue shaker style wooden units, finished with solid wooden worktops and integrated appliances which include a double oven, gas hob, extractor and dishwasher. A breakfast bar offers seating along with a separate dining area and additional storage. Features a walk-in pantry and adjoining utility room leading through to a ground floor WC. From the entrance hall steps rise to a side extension creating a versatile room, ideal for occasional bedroom, study or additional family room, which is dual aspect, with direct access to the garden. The first floor is tastefully presented in neutral tones and carpet, contemporary wooden doors and made to measure blinds. Comprising of 3 bedrooms, to the rear overlooking the enclosed garden and 2 front facing which benefits from stunning views. The family bathroom features stylish tiling, 3-piece modern white suite, plus corner shower cubicle and heated towel rail. Stairs rise to the second floor offering a fabulous master suite complemented by Juliette balcony, dressing area, ensuite shower room and storage to the eaves. Externally a striking property set back from the road with a winding driveway leading to the integral garage where the boiler is located. At the rear an attractive enclosed rear garden provides an impressive stone patio which infuses with the indoor living space and includes a raised lawn enclosed by mature hedging. Offers far reaching views. Prospect Road is well-placed for local shops and amenities, schools, recreational facilities and access links to the city centre, universities, hospitals, motorway, Dore Train Station and the Peak District.



- Stunning Detached Family Home
- Effectively Extended
- Recently Refurbished
- 4/5 Bedrooms
- Flexible Accommodation Over 3 Levels

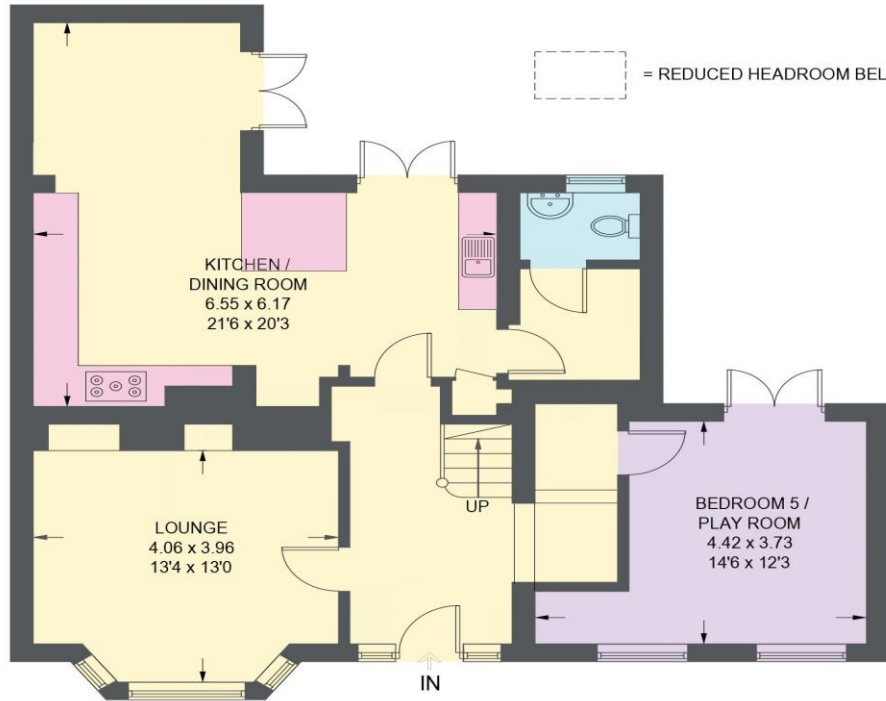
- Stunning Far Reaching Views
- Attractive Enclosed Rear Garden & Patio
- Impressive Driveway & Integrated Garage
- Freehold
- Council Tax D, EPC Rating D

# 35 PROSPECT ROAD

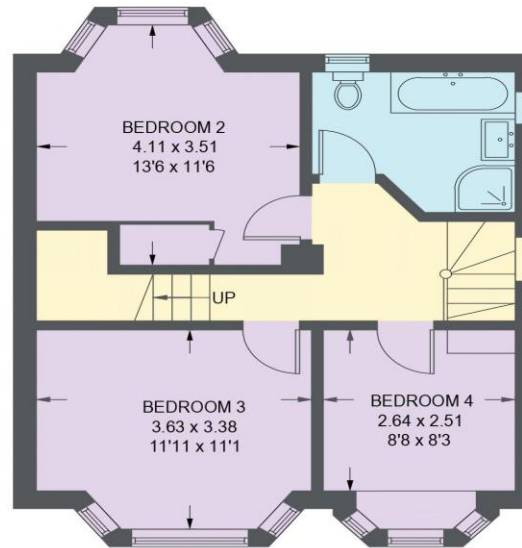
APPROXIMATE GROSS INTERNAL AREA = 166.7 SQ M / 1795 SQ FT

GARAGE = 27.6 SQ M / 297 SQ FT

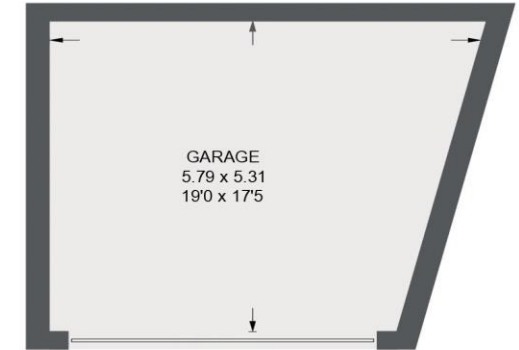
TOTAL = 194.3 SQ M / 2092 SQ FT



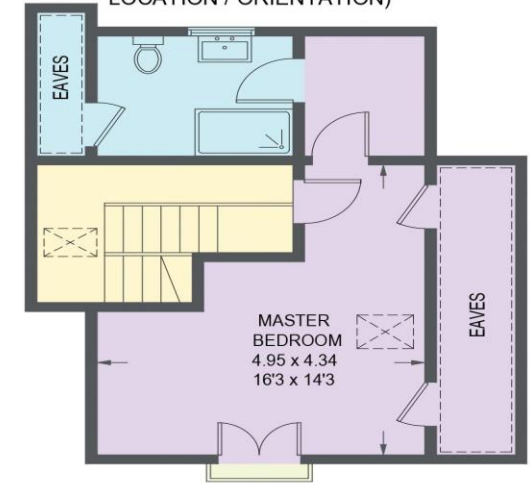
**GROUND FLOOR**  
83.6 SQ M / 900 SQ FT



**FIRST FLOOR**  
48.1 SQ M / 518 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**SECOND FLOOR (INCLUDING EAVES)**  
35 SQ M / 377 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.