











## 2 Laird Drive

Wisewood • Sheffield • S6 4BW

Guide Price £340,000 - £350,000

Effectively extended, spacious 4-bedroom semi-detached family home located on a quiet cul de sac in Wisewood, S6. Improved by recent owners to create a fabulous open plan dining kitchen complete with modern stylish kitchen, offering access through French doors to an enclosed rear garden, featuring driveway, carport and detached garage. The ground floor comprises a fresh, light and airy bay fronted lounge complemented by chevron style LVT flooring which runs through to the extended open plan dining kitchen overlooking the rear garden. A superb, flexible, family space complete with modern shaker style kitchen units topped with quartz worktops and integrated appliances including oven /grill, induction hob, dishwasher and providing space for a washing machine and freestanding fridge freezer. French doors create a direct link to the enclosed rear garden, offering a pleasant outlook and stream of natural light. The first-floor features 3 double bedrooms and a smaller fourth bedroom / study all presented in neutral tones and carpet. The master bedroom is generous in size, offering far reaching views and walk in wardrobe. The bathroom has been extended over the carport, stylishly tiled, equipped with floating vanity unit housing the hand wash basin, freestanding bathtub and walk in rainfall shower. A gated driveway creates off street parking for multiple vehicles leading through a car port to a detached garage. The enclosed rear garden features a stone patio and raised lawn. Laird Drive is located on a quiet cul de sac ideally placed for Hillsborough Park and a host of nearby shops in Hillsborough and Wisewood. Close to reputable schools, recreational facilities and offering excellent links to Sheffield City Centre and the M1 networks as well as the Sheffield Super Tram Networks.









- Extended Semi Detached Family Home
- 4 Bedrooms & Modern Bathroom
- Stunning Open Plan Dining Kitchen
- Stylish Kitchen & Integrated Appliances
- Reputable Schools in Catchment

- Combination Boiler & Double Glazing
- Driveway, Carport & Garage
- Attractive Enclosed Rear Garden
- Remaining Lease 908 years (Jan 2025) £20/yr pa
- Council Tax Band B. EPC Rating D





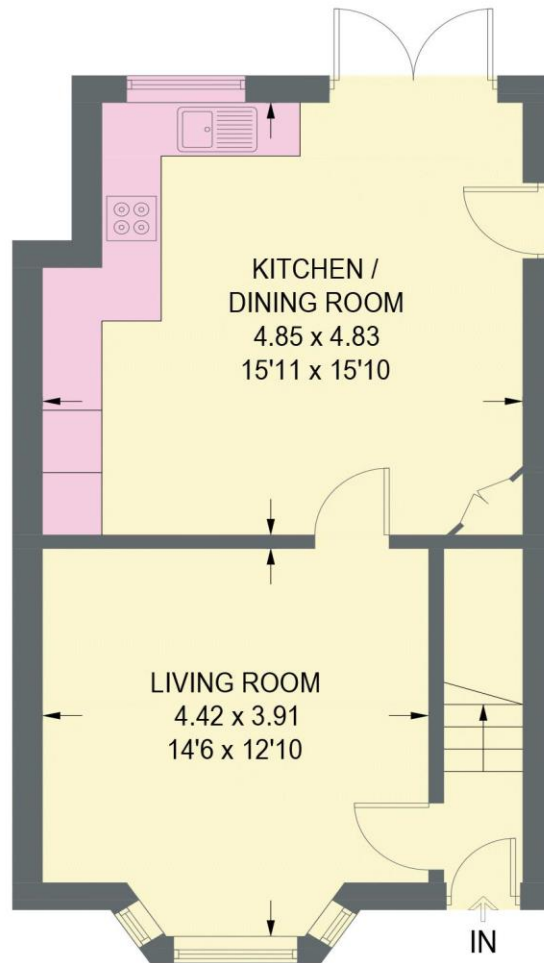


## 2 LAIRD DRIVE

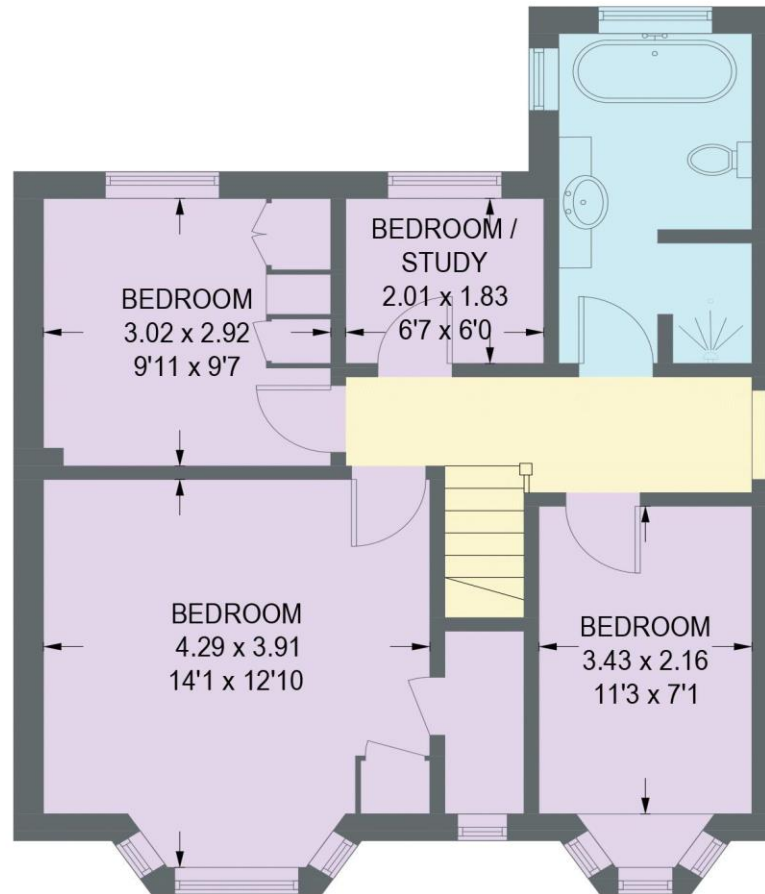
APPROXIMATE GROSS INTERNAL AREA = 96.9 SQ M / 1043 SQ FT

GARAGE = 17.6 SQ M / 189 SQ FT

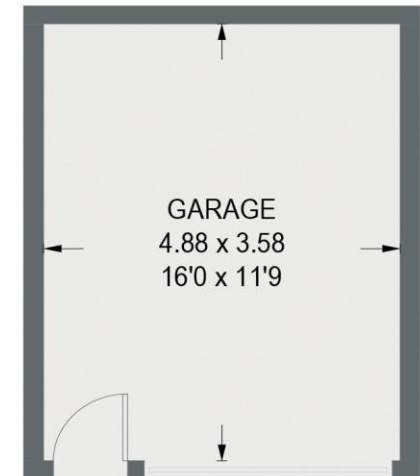
TOTAL = 114.5 SQ M / 1232 SQ FT



**GROUND FLOOR**  
**42.9 SQ M / 462 SQ FT**



**FIRST FLOOR**  
**54.0 SQ M / 581 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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





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