





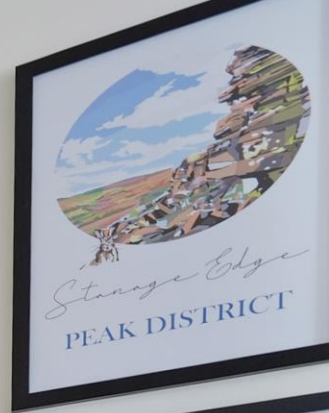


29 Bryony Close

Killamarsh • Sheffield • S21 1TF

Guide Price £350,000 - £365,000

An attractive 4-bedroom 2 bathroom modern detached family home in Killamarsh, S21. Beautifully presented spacious property which benefits from generous double driveway, garage, stunning enclosed rear garden and woodland backdrop. Freehold. The property enters into an inner hallway providing direct access to the integral garage and providing useful storage and WC utilising under stairs space. The fabulous open plan dining kitchen, replaced by current owners is fitted with neutral shaker style units, solid wooden worktops and breakfast bar seating area. Integrated appliances includes 2 Neff slide and hide ovens, gas hob, dishwasher and freestanding fridge freezer included within the sale. A separate dining area adjoining the kitchen complete with log burning stove and bespoke wooden shutters. A utility porch provides plumbing for washing facilities. The cosy lounge features a log burning stove within exposed brick inset, presented in modern tones and leading through to a bright and airy garden room with stunning outlook. The first floor comprises 2 rear facing double bedrooms a smaller single bedroom / study. The main bedroom is complemented by 2 front facing windows allowing a stream of natural light, presented in stylish tones and ensuite shower room. An impressive family bathroom has been designed with feature tiling, stone handwash basin, white suite and rainfall shower overhead. Externally a double driveway creates off street parking for multiple vehicles. To the rear of the property is a private, secluded attractive outdoor area designed with stone patio, covered decked seating area, raised lawn and potting shed, filled with beautiful established planting and a woodland backdrop. Killamarsh is well placed for a good range of local amenities including shops and schools, the motorway network together with Sheffield, Chesterfield and Rother Valley Country Park are all within easy reach.





- Attractive Detached Property
- 4 Bedrooms & 2 Bathrooms
- Spacious Open Plan Dining Kitchen
- Cosy Lounge & Log Burner
- Garden Room

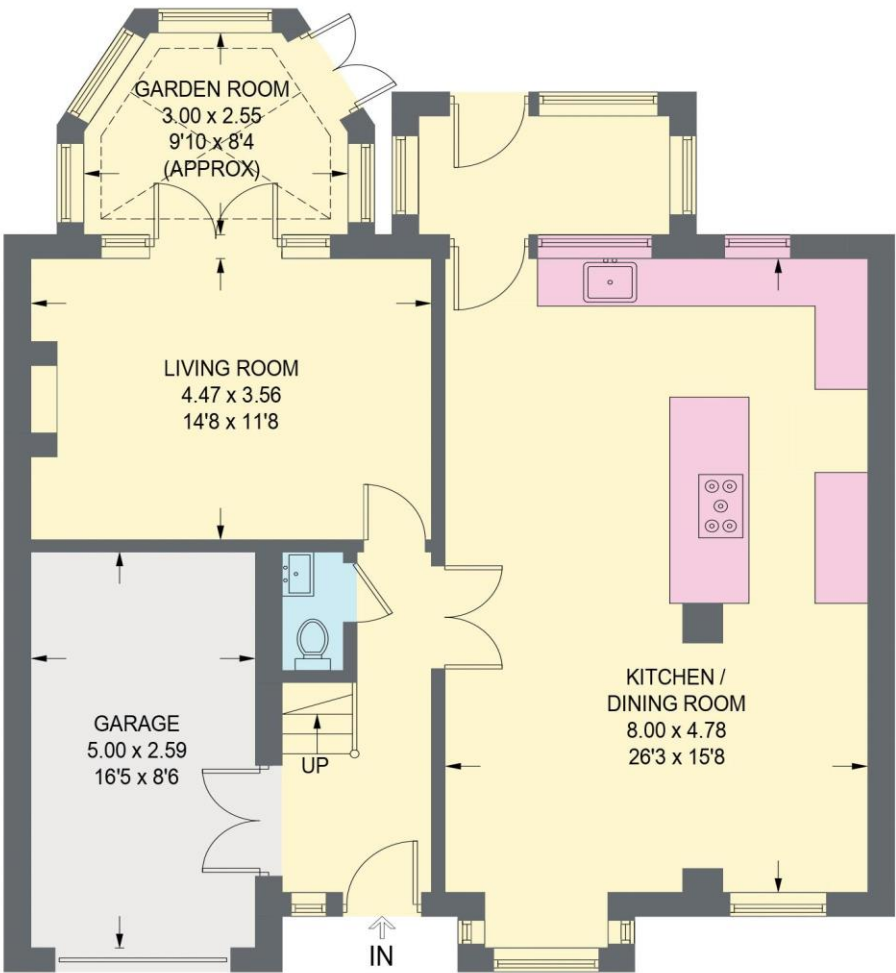
- Beautifully Presented Throughout
- Established Private Garden & Potting Shed
- Driveway & Integral Garage
- Freehold
- Council Tax Band D, EPC TBC



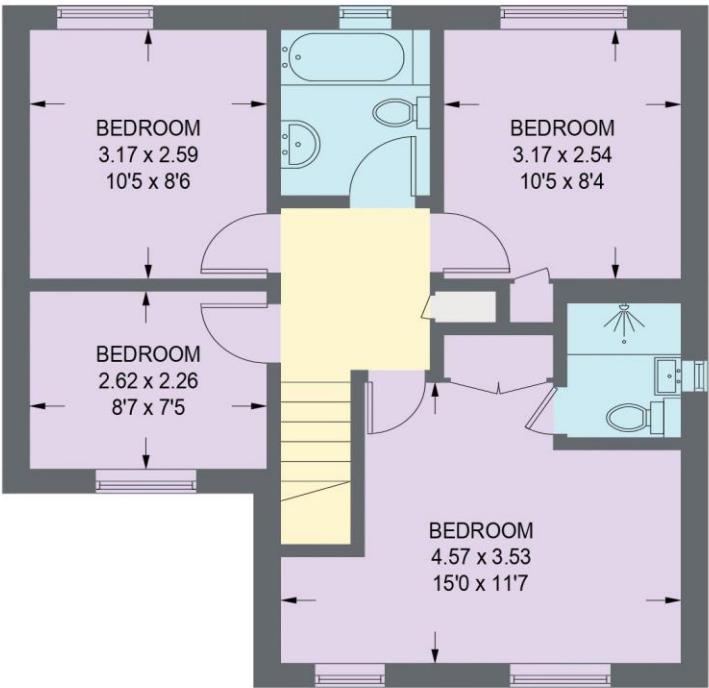


29 BRYONY CLOSE

APPROXIMATE GROSS INTERNAL AREA = 144.1 SQ M / 1551 SQ FT



GROUND FLOOR
91.9 SQ M / 989 SQ FT



FIRST FLOOR
52.2 SQ M / 562 SQ FT

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

(IDMRP2025)

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.



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