











# 1 Poynton Wood Crescent

Bradway • Sheffield • S17 4NB

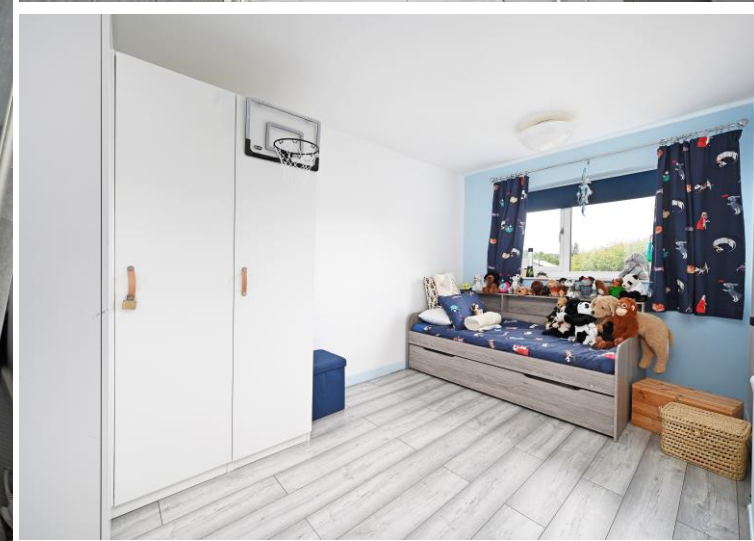
Guide Price £525,000 - £550,000

Located on a quiet cul de sac overlooking Poynton Woods, is an extended 4-bedroom detached family home. Spacious accommodation complemented by a rear extension offering flexible living space ideal for family life overlooking an enclosed rear garden. Features double driveway, integrated garage, combination gas central heating and double glazing. The property enters into a welcoming hallway leading through to a front facing family room, offering a flexible living space complemented by feature fireplace. Overlooking the garden offering a pleasant outlook with woodland backdrop is a generously proportioned, versatile open plan living area complete with 2 sets of French doors proving direct access to the decked patio. A built in cloak cupboard offer useful storage. The dining kitchen is fitted with a superb modern range of gloss units, topped with quartz worktops and undercounter lighting. Appliances include integrated oven, microwave, fridge freezer and wine fridge. A separate utility room provides internal access to the integral garage, offering potential to develop subject to any necessary consents. The first floor comprises of 2 good sized front facing double bedrooms and a smaller room ideal for a child or study, one double incorporating built in storage and all offering far reaching views. A further spacious double bedroom overlooks the rear garden & Poynton Woods beyond, complemented by built in modern gloss wardrobes and ensuite shower room. The family bathroom is equipped with a contemporary white suite, freestanding bathtub, double sink, walk in shower cubicle and finished with stylish tiling and heated towel rails. Externally a block paved double driveway equipped with EV charger leads to the garage alongside a front lawn and established trees. To the rear of the property is an enclosed garden, ideal for families, designed with a substantial decked patio spanning the full length of the property adjoining a lower-level lawn, bordered by fencing, established hedging and mature planting. Poynton Wood Crescent is a quiet cul de sac 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.









- Extended Detached Family Home
- 4 Good Sized Bedrooms
- Located on a Quiet Cul De Sac in Bradway, S17
- Stunning Modern Dining Kitchen
- Woodland Backdrop
- Enclosed Rear Garden & Decked Patio
- Integrated Garage & Utility Space
- Double Driveway with EV Charger
- Leasehold 200 years from 1976 £30 per annum
- Council Tax Band F, EPC TBC



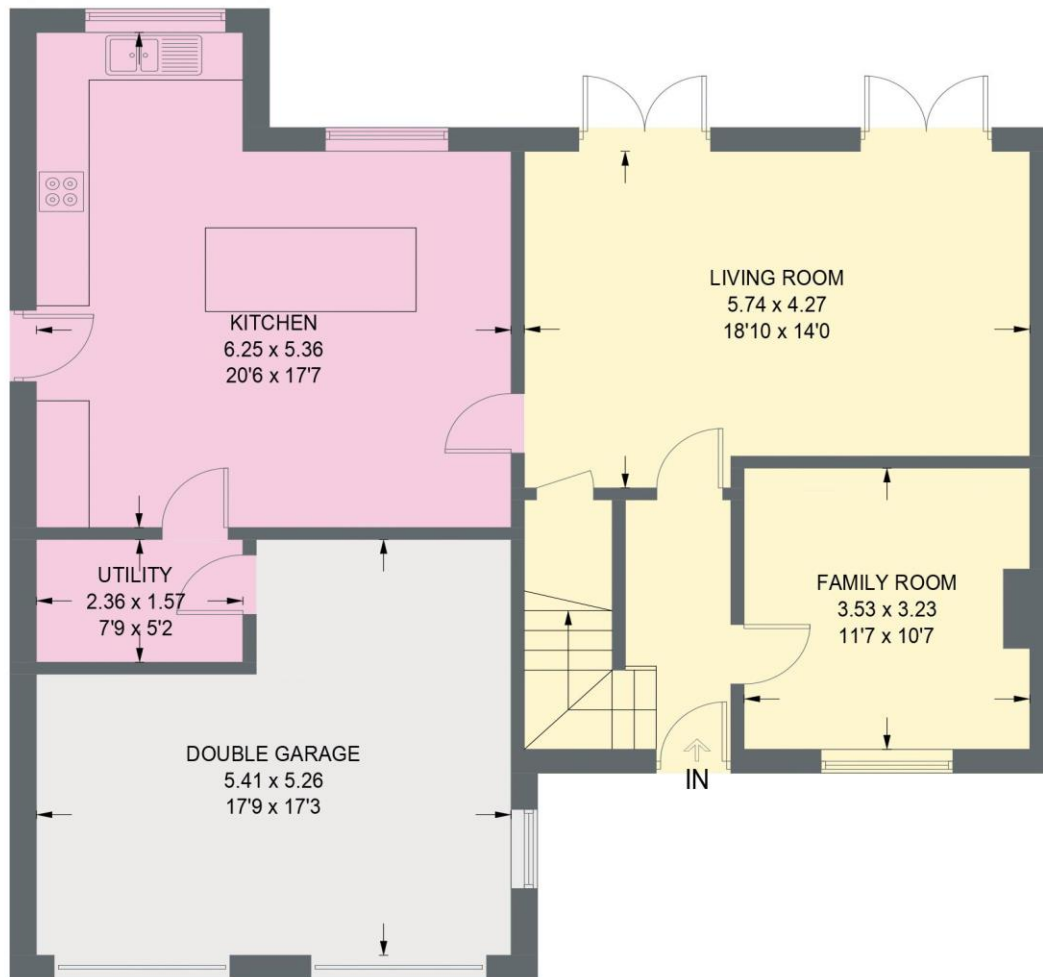




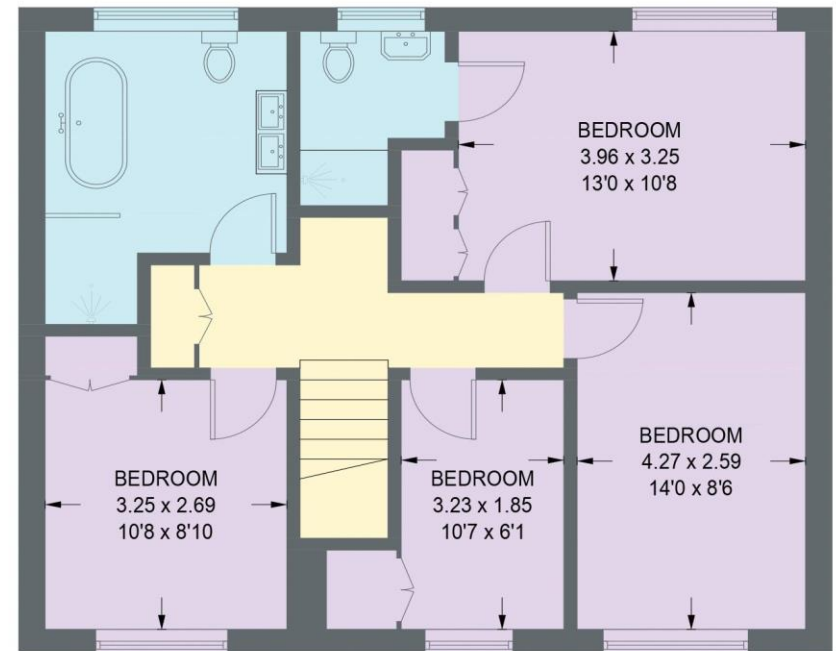


# 1 POYNTON WOOD CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 168.9 SQ M / 1818 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR**  
**103.6 SQ M / 1115 SQ FT**



**FIRST FLOOR**  
**65.3 SQ M / 703 SQ FT**

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





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