







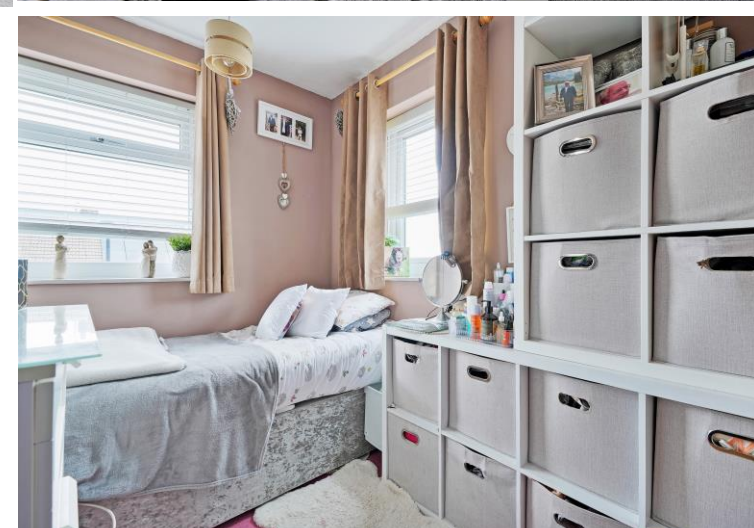
34 Rosamond Drive

Bradway • Sheffield • S17 4LW

Guide Price £425,000 - £450,000

Attractive 4 bedroom modern family home located in the sought-after residential area of Bradway. Beautifully presented, flexible accommodation arranged over three levels overlooking a stunning, landscaped rear garden. Features a stylish modern interior including a beautiful open plan kitchen and modern shower rooms, a media wall, combination gas central heating and double glazing. Benefits from a generous driveway and a southeast facing landscaped rear garden. Freehold. The property enters through a composite front door into a welcoming hallway laid with Karndean flooring creating a great first impression. A cloakroom provides useful storage. Filled with natural light courtesy of a generous window is a cosy lounge presented in bold modern tones. The hub of the home is an open plan living kitchen creating a flexible living space with an adjoining snug complete with impressive media wall and two sets of French doors opening out onto a composite decked patio. The kitchen is fitted with a range of grey shaker style units topped with solid wooden worktops and brick shaped tiled splashbacks. Integrated appliances include a range cooker, full size fridge and freezer, plus a dishwasher and breakfast bar. The ground floor WC offers a concealed utility space behind sliding doors, complete with plumbing for a washing machine and tumble dryer. The first floor comprises two good sized double bedrooms presented in on-trend grey tones and generous built in wardrobe storage to the rear and a smaller 3rd bedroom, ideal for a child or study. The shower room features tiled walls, a vanity unit housing the hand wash basin, WC, and built-in storage. Stairs rise to the converted loft space creating a superb, dual aspect main bedroom, presented in stylish décor, filled with natural light and complemented by an ensuite shower room and built-in storage. Externally, a driveway provides off street parking alongside outdoor storage. Accessed through the property is a stunning, southeast facing, landscaped rear garden, designed with split-level composite decked patio, artificial lawn, decorative borders and terrace seating area. Rosamond Drive 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





- Extended Modern Family Home
- 4 Bedrooms & 2 Shower Rooms
- Stylishly Presented Throughout with Modern Interior
- Fabulous Open Plan Dining Kitchen
- Media Wall & Utility Cupboard
- Sought After Location in Bradway, S17
- Stunning Landscaped Rear Garden & Decking
- Driveway & Storage
- Freehold
- Council Tax Band C, EPC TBC

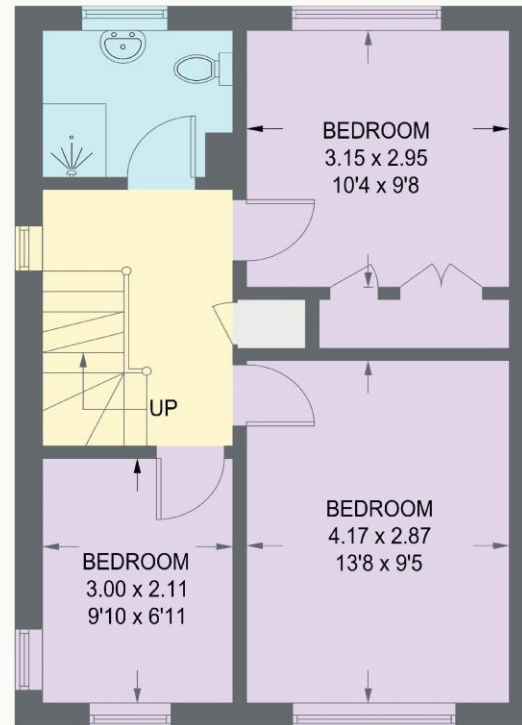


34 ROSAMOND ROAD

APPROXIMATE GROSS INTERNAL AREA = 141.3 SQ M / 1520 SQ FT
(EXCLUDING STORE)



GROUND FLOOR
68.4 SQ M / 736 SQ FT



FIRST FLOOR
42.5 SQ M / 457 SQ FT



SECOND FLOOR
30.4 SQ M / 327 SQ FT

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

(IDMRP2025)



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