







34 St Quentin Drive

Bradway • Sheffield • S17 4PP

Asking Price £325,000

A well maintained 3-4 detached family home in Bradway offering fabulous panoramic far-reaching views. Deceptively spacious, flexible living space with converted garage creating a versatile home office, playroom or occasional bedroom. Benefits from enclosed rear garden with patio, modern kitchen and bathroom, separate utility room, combination gas central heating and double glazing. The property enters through a generous, light hallway offering useful storage space. The dual aspect open plan living area is filled with natural light and pleasant garden views, creating a flexible family space. The modern kitchen is fitted with gloss units, wooden worktops and tiled splashbacks. Integrated appliances include oven, 4 ring gas hob, extractor, dishwasher and space for further freestanding appliances. An adjoining utility room creates further storage housing the combination boiler and providing rear door access. The first floor comprises of 3 good sized, neutrally presented bedrooms taking full advantage of the superb views to the rear. The bathroom is equipped with 3-piece white suite, fully tiled with separate shower cubicle and chrome heated towel rail. A sloping driveway with steps and enclosed tiered garden leads to the front entrance. At the rear is a raised, hardstanding patio and lawn bordered by established hedge and fencing. St. Quentin 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.



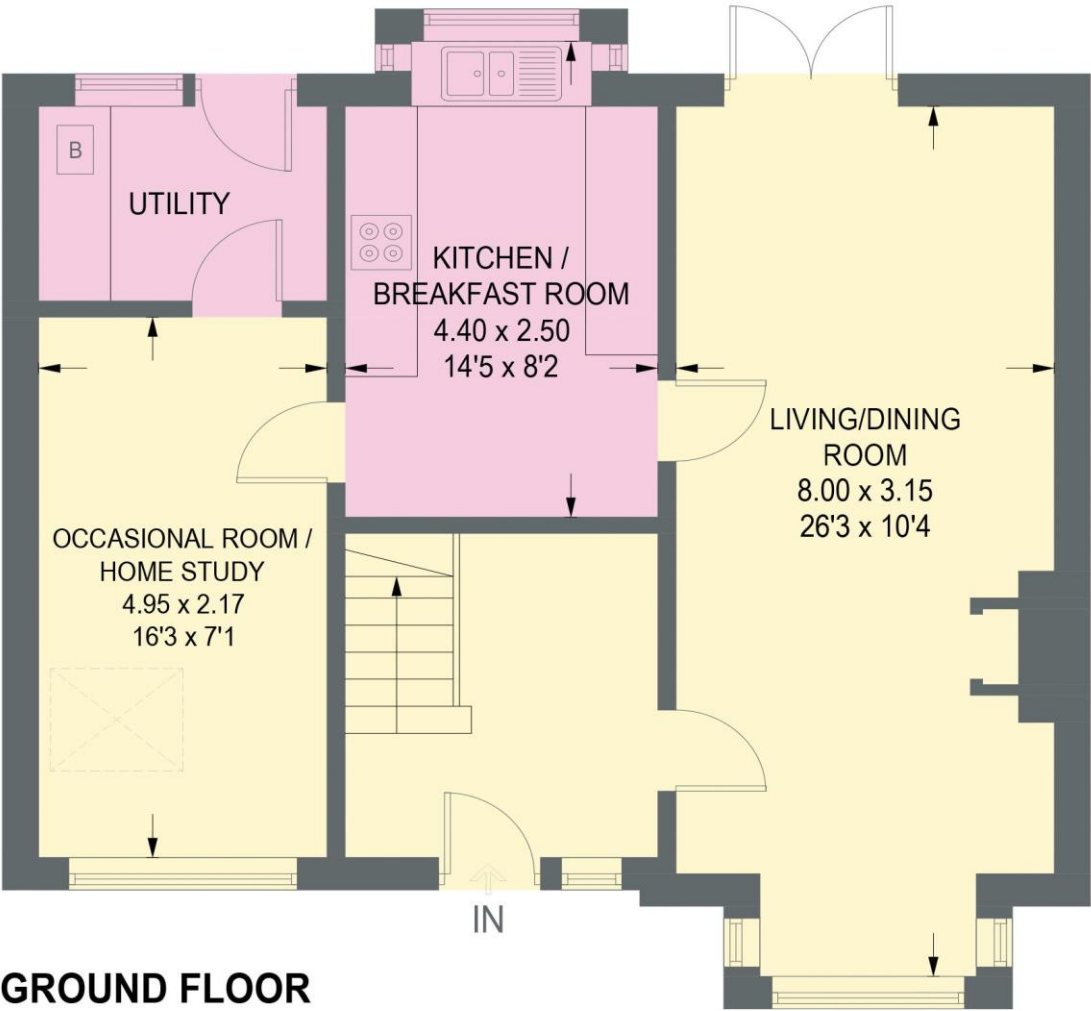


- Detached Family Home in Bradway, S17
- 3/4 Good Sized Bedrooms
- Dual Aspect Open Plan Living Space
- Superb Panoramic Views
- Modern Kitchen & Integrated Appliances
- White Bathroom Suite with Separate Shower
- Combination Boiler & Double Glazing
- Enclosed Rear Garden & Patio
- Freehold
- Council Tax Band D, EPC Rating D

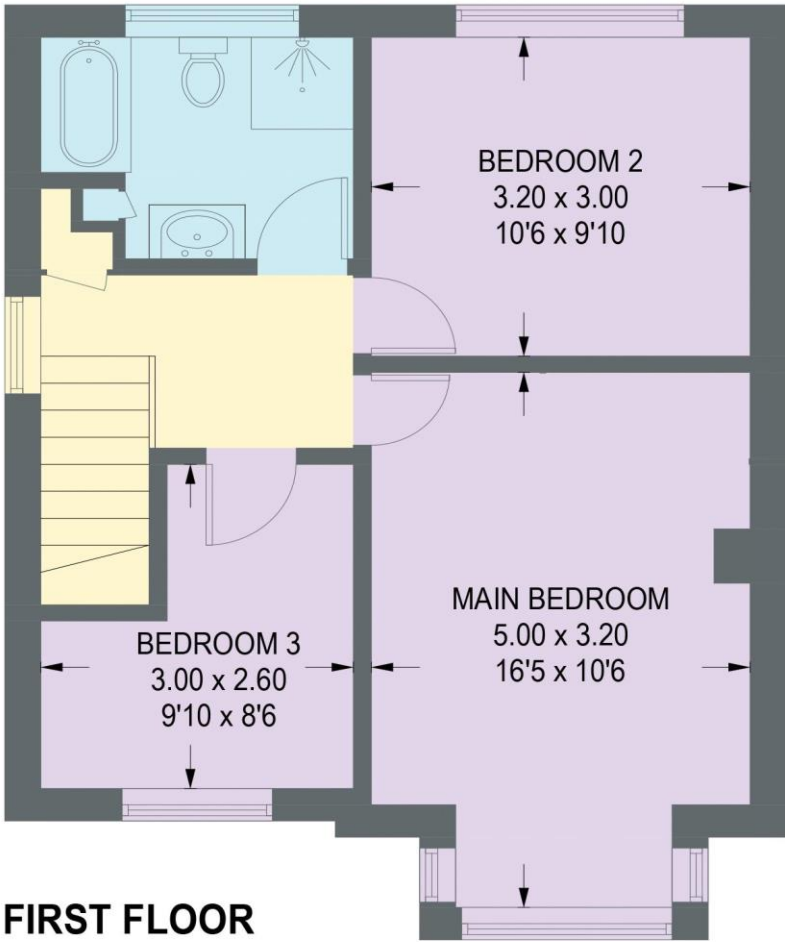


34 ST QUENTIN DRIVE

APPROXIMATE GROSS INTERNAL AREA = 104.25 SQ M / 1122 SQ FT



GROUND FLOOR
61.26 SQ M / 659 SQ FT



FIRST FLOOR
42.99 SQ M / 463 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.

