







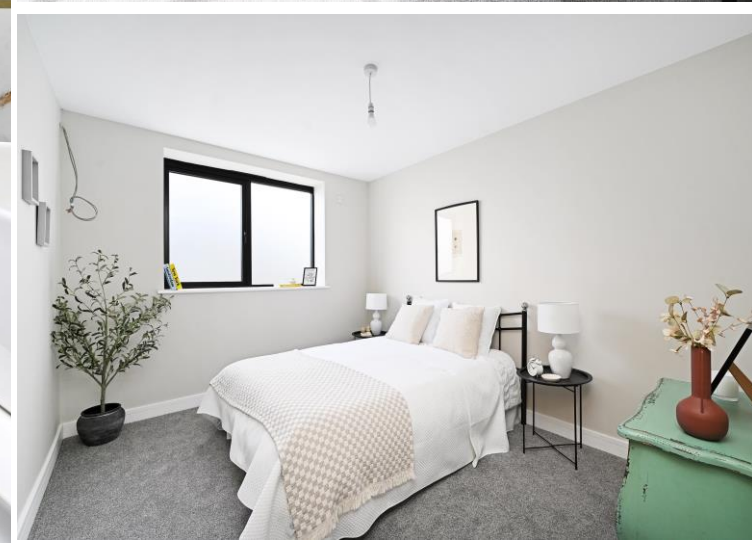
36 Blackbrook Drive

Lodge Moor • Sheffield • S10 4LS

£750,000

Tucked away at the end of a quiet cul de sac in Lodge Moor, S10 is a stunning, fully renovated 4 double bedroom family home. Thoughtfully designed and beautifully presented to a high standard, creating a spacious, modern family home measuring an impressive 2170 sqft. Flexible light and airy accommodation offering versatility, ideal for family life. Features impressive open plan dining kitchen, generous bedrooms, stylish bathrooms, impressive Apex windows offering great views, extensive driveway and private garden. Freehold with no onward chain. The heart of the home is a fabulous open plan design kitchen/dining/living area complemented by sliding patio doors, not only providing a seamless link to the outdoor space but also a pleasant outlook and flooding the space with natural light. The stunning contemporary kitchen provides a wealth of storage, topped with beautiful quart worktops, a range of Bosch integrated appliances and Bora downward extraction hob. A separate utility room provides alternative side door access. Also on the ground level is a further snug / flexible reception room and 2 double bedrooms, offering versatility and potential for additional living space if desired. The first-floor landing provides 3 separate generous storage rooms, one of which houses the boiler and water tank. There are 2 stunning double bedrooms both of which feature focal apex windows, offering a fabulous outlook and allowing a stream of natural light into the room. Both bedrooms benefits from luxury, stylish ensuite bathroom, neutral décor and soft lighting. Externally an extensive driveway provides off street parking for multiple vehicles. The private garden is generous in size, designed with attractive stone terrace and raised lawn, bordered by established hedging. Blackbrook Drive is a quiet cul de sac, well-placed for highly regarded schools, shops & amenities, with recreational facilities, including Hallamshire Golf Course and the benefit of having the countryside on your doorstep. There is good public transport and links to the city centre, hospitals and the universities.





- Stunning Detached House on Quiet Cul de Sac
- 4 Double Bedrooms & 3 Bathrooms
- Fully Renovated to a High Standard
- Beautiful Modern Interior
- Superb Open Plan Dining Kitchen
- Sought After Location in Lodge Moor, S10
- Generous Lawn & Stone Terrace
- Extensive Driveway for Multiple Vehicles
- Freehold
- Council Tax Band TBC, EPC Rating C





36 BLACK BROOK DRIVE

APPROXIMATE GROSS INTERNAL AREA = 201.7 SQ M / 2170.8 SQ FT

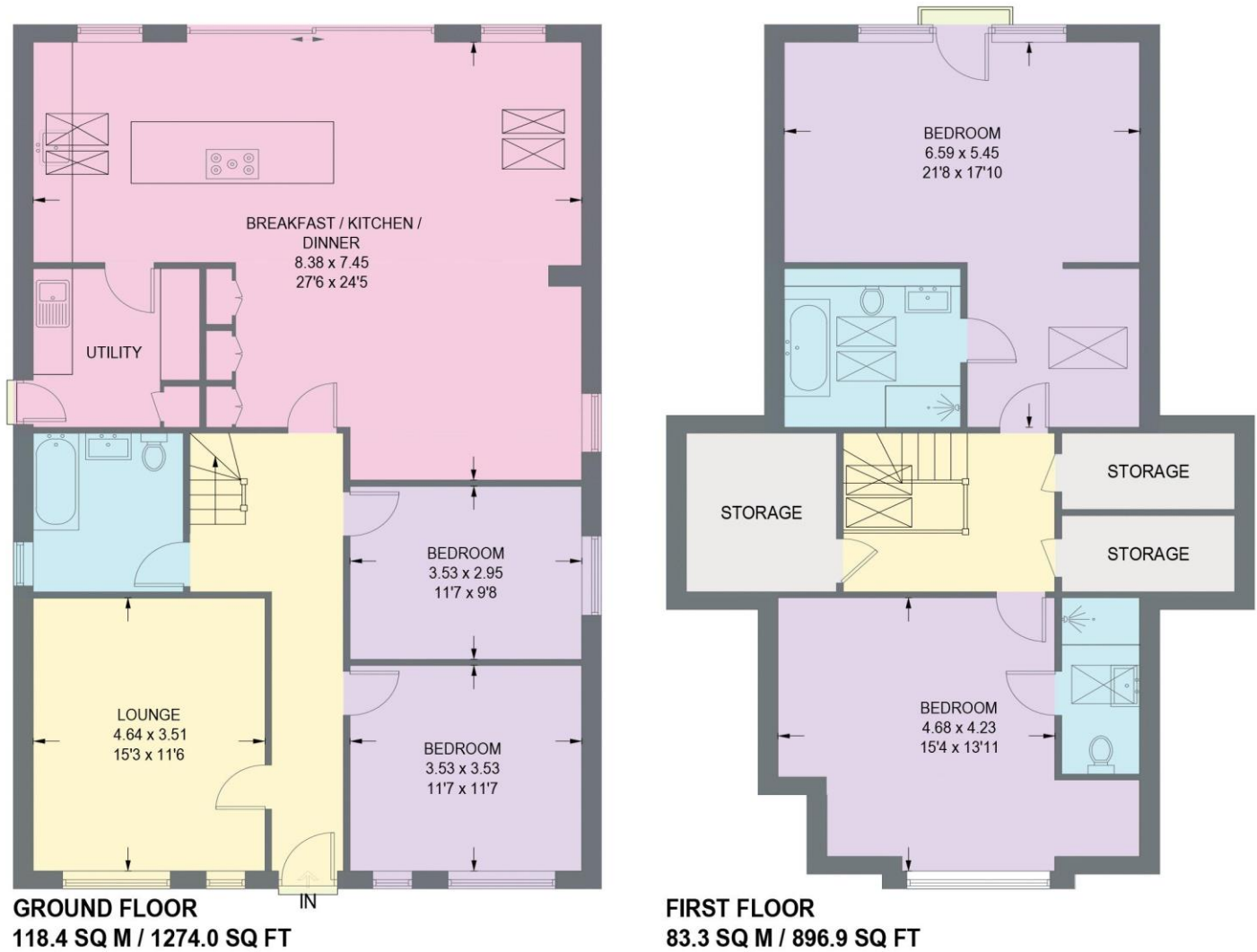


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.



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