







58 Cobnar Road

Sheffield • South Yorkshire • S8 8QB

Guide Price £285,000 - £300,000

A spacious detached two double-bedroom bungalow adjoining Cobnar Woods and Graves Park, enjoying open woodland views. The property occupies a convenient location and offers flexible accommodation, benefitting from an integral garage with an adjoining room, ideal for home working or occasional use. The bungalow features an attractive rear garden with an open woodland aspect and offers potential to develop or extend, subject to the necessary consents. Accessed via a side entrance, the property opens into an inner hallway with built-in cloakroom storage. The shaker-style kitchen is fitted with contrasting worktops and tiled splashbacks, incorporating an integrated oven and gas hob, with space for additional freestanding appliances. A generous open-plan living area benefits from side and front-facing windows, decorated in warm, cosy tones with grey carpeting. There are two double bedrooms, both overlooking the rear garden and woodland beyond, offering a private outlook. One bedroom is particularly spacious and well proportioned. The bathroom comprises a vanity unit with hand wash basin, WC, and a bath with shower over, complemented by partial tiling and a chrome heated towel rail. Externally, the property boasts an established front garden alongside a driveway leading to the integral garage, with an adjoining rear occasional room, ideal for home working or potential development (subject to consents). To the rear is a terraced garden featuring an attractive stone patio, steps, and a gentle connection to the surrounding woodland, providing a peaceful and private outlook. Cobnar Road enjoys a peaceful setting adjoining Cobnar Woods and Graves Park, offering open woodland views and excellent access to green spaces. The property is conveniently placed for local amenities, reputable schools, public transport links, and provides easy access to Sheffield city centre, making it ideal for those seeking a balance of nature and connectivity.





- Detached Bungalow in Woodseats, S8
- 2 Double Bedrooms
- Generous Light & Airy Living Area
- Modern Kitchen & Bathroom
- Convenient Location & Excellent Transport Links
- Attractive Rear Garden
- Occasional, Versatile Basement Room
- Driveway & Integral Garage
- Freehold
- Council Tax Band C, EPC Rating D





58 COBNAR ROAD

APPROXIMATE GROSS INTERNAL AREA = 81.2 SQ M / 874 SQ FT
(INCLUDING GARAGE)

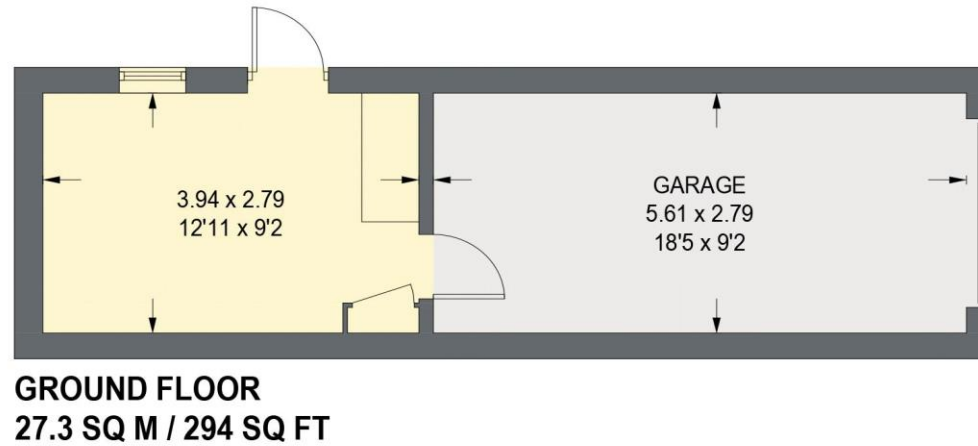
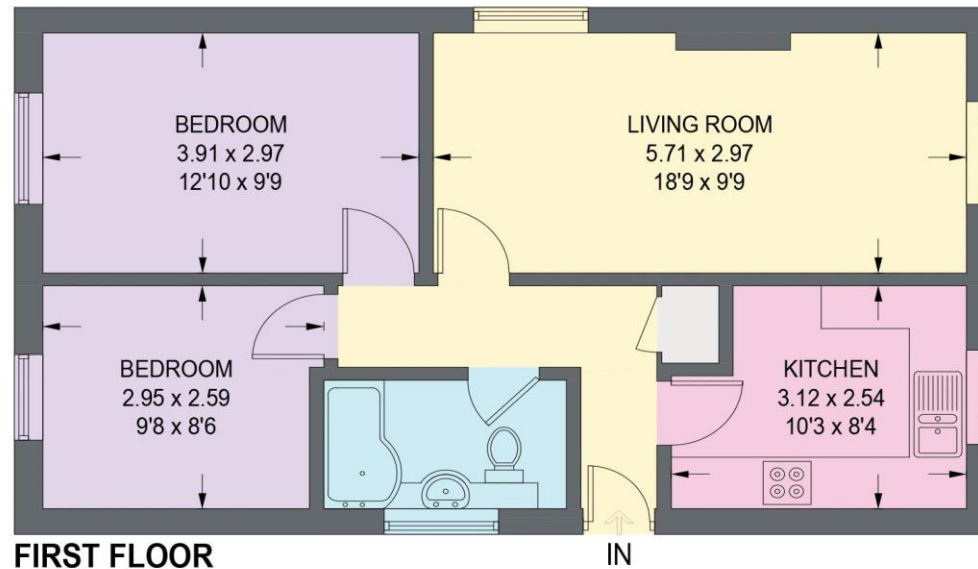


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1263905)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868