







## 27 Parkhead Road

Sheffield • South Yorkshire • S11 9RA

Guide Price £475,000 - £500,000

A beautifully maintained, light and airy flexible family home offering generous and versatile living space, well-proportioned bedrooms and excellent potential to further extend or develop, as many neighbouring properties have done (subject to consents). The property also benefits from a stunning private rear garden and an enviable position close to Ecclesall Woods. The accommodation begins with a tiled front porch, ideal for muddy boots, leading through a composite front door into a bright and welcoming entrance hallway. To the front of the property is a bay-windowed lounge, presented in modern décor with a cosy, homely feel, featuring a stone fireplace and glazed folding doors. These create either a defined living space or allow the room to flow seamlessly into the dining kitchen, enabling natural light to travel through the home. To the rear is a fabulous open-plan family living and dining kitchen, a true hub of the home, with sliding doors opening directly onto the garden. The modern kitchen is fitted with high-gloss units, contrasting worktops and a range of integrated appliances including a double oven, microwave, induction hob and dishwasher. A useful concealed walk-in pantry provides excellent additional storage and enjoys a pleasant garden outlook. A side door leads to a separate WC and utility area, with further access through to the integral garage, offering excellent potential for future development or reconfiguration (subject to consents). To the first floor are two good-sized double bedrooms, both finished in contemporary grey tones with carpeted flooring, along with a well-proportioned single bedroom, ideal for a child's room, home office or dressing room. The accommodation is completed by a modern white bathroom suite, comprising a bath and separate rainfall shower cubicle with partial tiling. Externally, the property benefits from a driveway to the front providing access to the garage. To the rear is a stunning, established and private garden, perfect for families, featuring a stone-paved terrace ideal for relaxing or entertaining. Parkhead Road is ideally located for highly regarded local schools, everyday shops and amenities, and excellent recreational facilities including Whirlow Farm and Ecclesall Woods. The property also offers convenient access to the city centre, hospitals, universities and the Peak District, making it an ideal location for families and professionals alike.



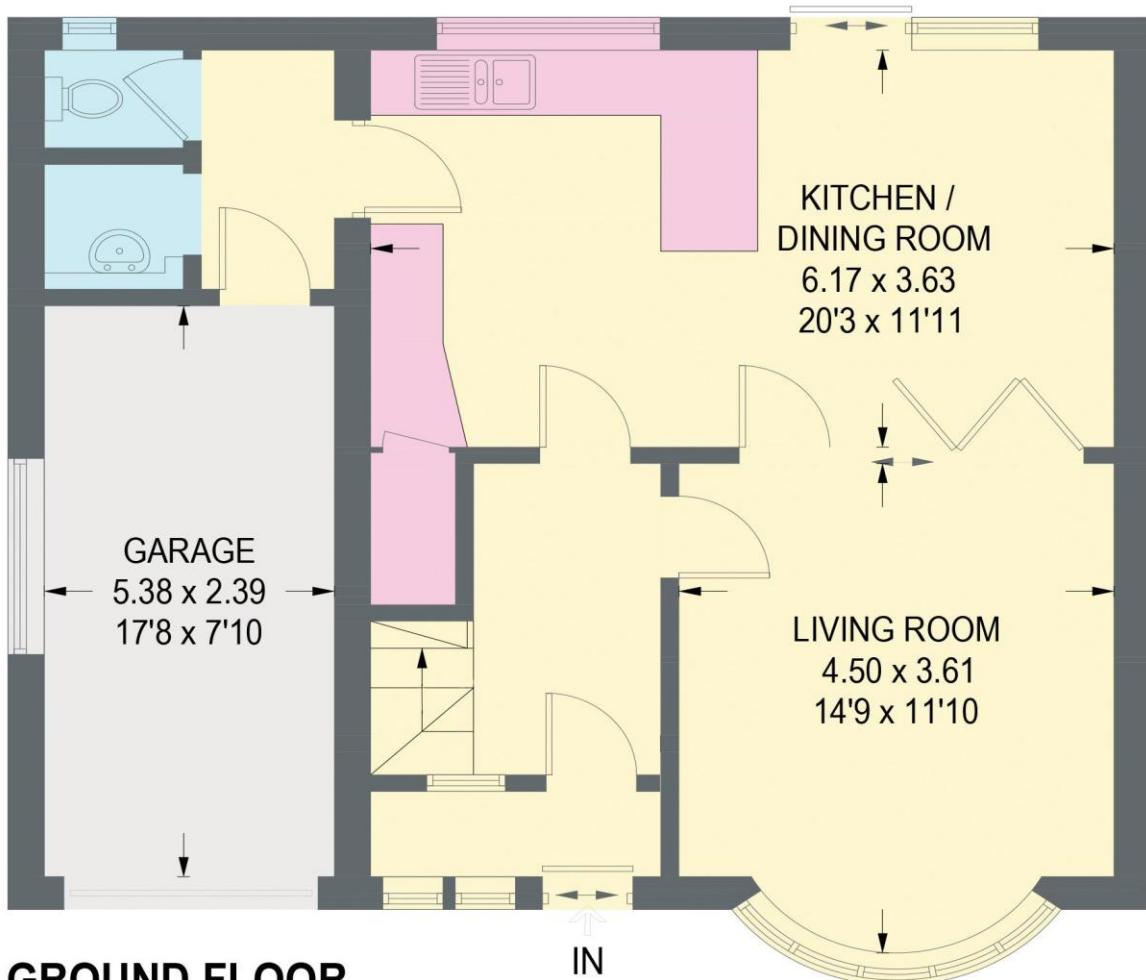


- Lovely Semi Detached Family Home
- Close to Ecclesall Woods, S11
- 3 Bedroom & Modern Bathroom
- Superb Open Plan Family Living Space
- Light & Airy with Pleasant Outlook
- Fabulous Potential to Develop / Extend
- Private Enclosed Mature Garden
- Driveway & Garage
- Freehold & NO Chain
- Council Tax Band D, EPC Rating D

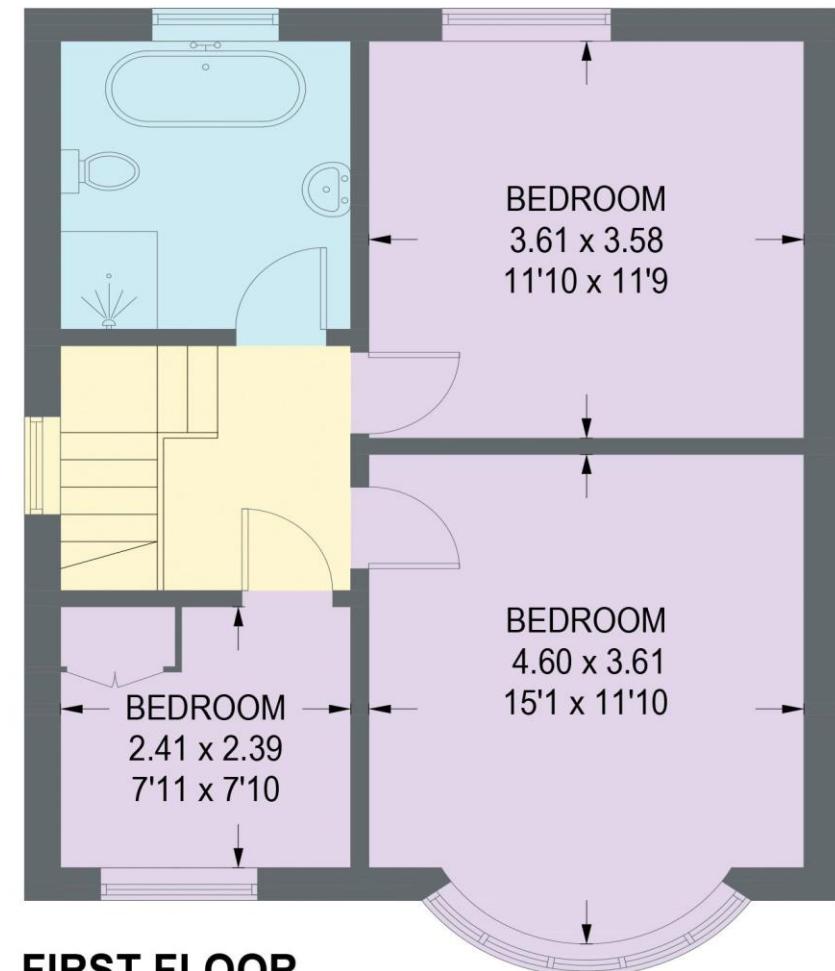


# 27 PARK HEAD ROAD

APPROXIMATE GROSS INTERNAL AREA = 116.6 SQ M / 1254 SQ FT  
(INCLUDING GARAGE )



**GROUND FLOOR**  
**68.7 SQ M / 739 SQ FT**



**FIRST FLOOR**  
**47.9 SQ M / 515 SQ FT**

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



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