







7 Brooklands Drive

Fulwood • Sheffield • S10 4GH

£450,000

An extended 3 bedroom semi detached house occupying a large corner plot at the head of this quiet cul-de-sac. The property benefits from UPVC double glazing and modern gas central heating and offers excellent potential to further extend to create a substantial family home in this superb location close to Fulwood village and on the edge of the beautiful Mayfield Valley. No onward chain. Leasehold 800 years from 25/3/49. £7 pa. On the ground floor a front facing composite door opens into the reception hallway, the kitchen is fitted with a comprehensive range of matching wall and base units, with space for appliances, there is a front facing dining room with lovely views, a rear facing living room with French doors opening to the garden and a versatile garden room extension, which would make an excellent family room or home office/work space. On the 1st floor are two double bedrooms, the front facing having a lovely view over the Mayfield Valley, the rear one having fitted wardrobes and a single third bedroom. The bathroom is fitted with a suite in white comprising bath, separate shower, w.c and wash hand basin. Outside the property occupies a superb corner plot with a driveway providing off road parking leading to a car port and detached garage. There is a mature garden with large lawn areas and a range of well stocked shrub, plant and hedge borders providing excellent privacy.





- Extended 3 Bedroom Semi Detached
- Large Corner Plot
- Quiet Cul-De-Sac
- Fulwood Village Edge Of Mayfield Valley
- UPVC Double Glazing
- Modern Gas Central Heating
- No Onward Chain
- Excellent School Catchment
- Council Tax Band D
- EPC - D

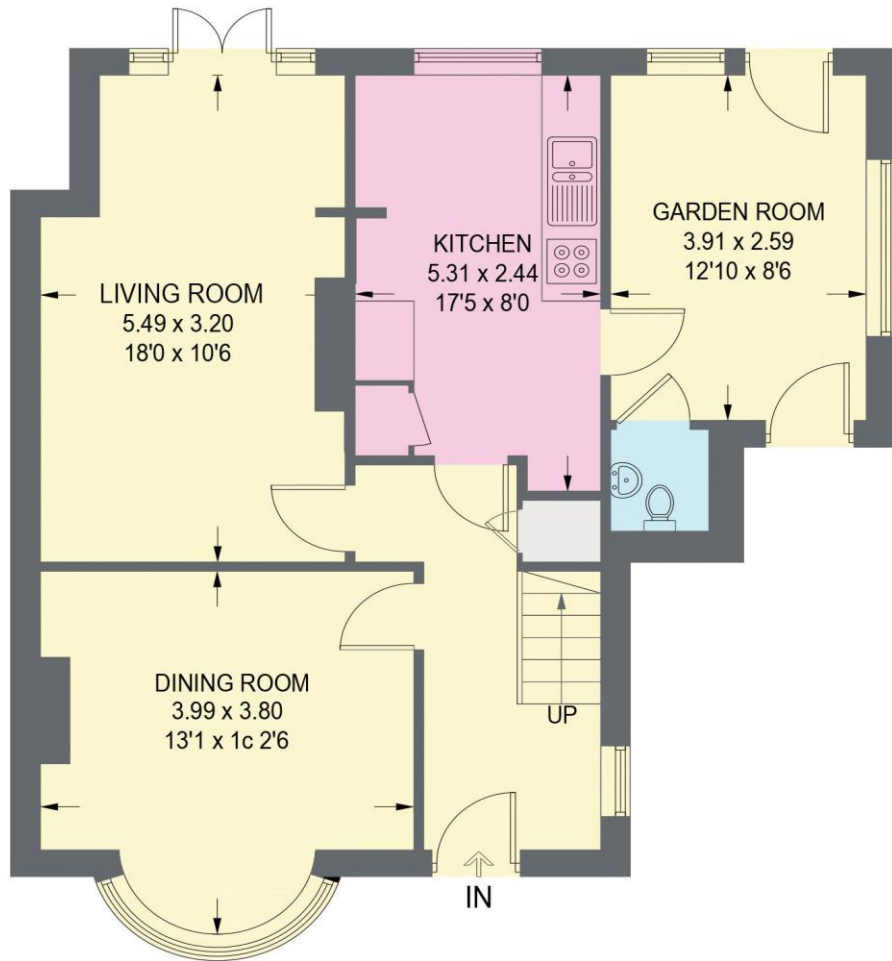


7 BROOKLANDS DRIVE

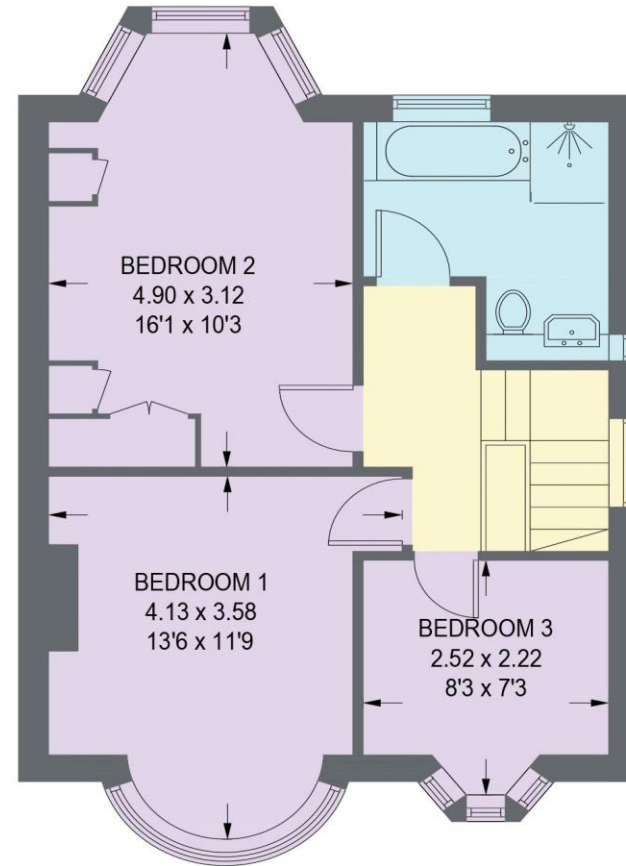
APPROXIMATE GROSS INTERNAL AREA = 107.1 SQ M / 1153 SQ FT

GARAGE = 14.0 SQ M / 150.2 SQ FT

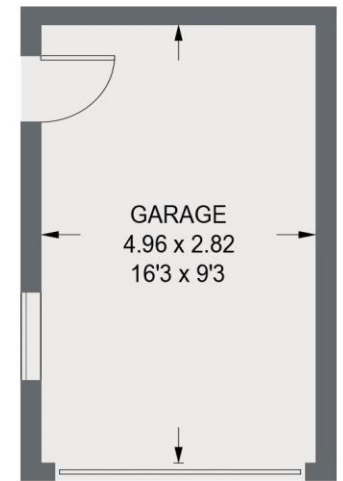
TOTAL = 121.1 SQ M / 1303 SQ FT



GROUND FLOOR
62.9 SQ M / 677.0 SQ FT



FIRST FLOOR
44.2 SQ M / 476.0 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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