

**Briers House Lane Bradfield Sheffield S6 6HD**  
**Price Guide £475,000**



# Briers House Lane

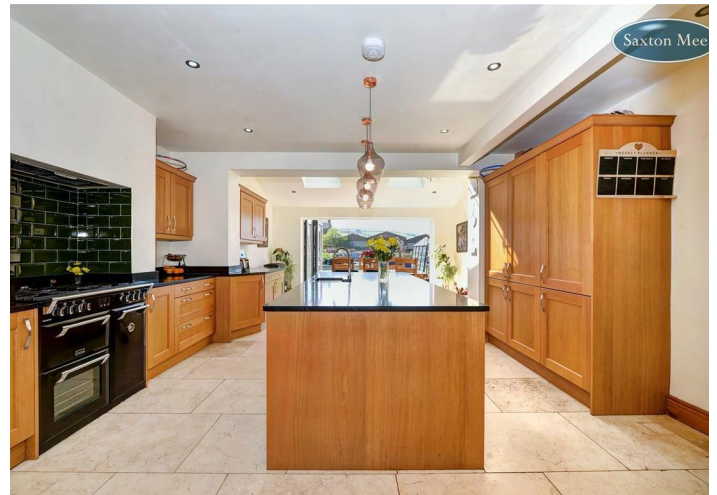
Sheffield S6 6HD

Price Guide £475,000

GUIDE PRICE £475,000-£500,000 \* SOUTH-WEST FACING REAR GARDEN \* FABULOUS VIEWS OVER OPEN COUNTRYSIDE \* Enjoying a fabulous outlook across open countryside, this impressively extended three-bedroom semi-detached property offers stylish and spacious living accommodation, complete with gardens to both the front and rear, a driveway providing off-road parking, uPVC double glazing, and gas central heating.

Tastefully decorated throughout, the well-presented interior briefly comprises: front door leading into an entrance porch and welcoming hallway with access to the lounge. The lounge features a charming bay window that fills the space with natural light and a stylish fireplace with electric fire as its focal point. Tiled flooring with underfloor heating for added comfort flows through to the heart of the home: a stunning open-plan kitchen, breakfast, and dining area. The kitchen features shaker-style units, contrasting quartz worktops, and a central island with dishwasher, inset sink and drainer. There is space for a Range-style cooker and access to a useful pantry. The dining area benefits from Velux windows and bi-fold doors opening out onto the rear garden, perfect for indoor-outdoor entertaining. A door leads to the spacious utility/boot room, which is fitted with additional units, space for a concealed washing machine and tumble dryer, and a worktop with sink and drainer. From here, there is access to the rear entrance and a convenient ground floor shower room with WC and wash basin.

- FANTASTIC FAMILY HOME
- STUNNING OPEN PLAN LIVING WITH UNDERFLOOR HEATING
- IMPRESSIVELY EXTENDED
- UTILITY & DOWNSTAIRS SHOWER ROOM
- THREE DOUBLE BEDROOMS & OCCASIONAL ROOM
- SOUTH-WEST FACING REAR GARDEN
- FABULOUS COUNTRYSIDE VIEWS
- DRIVEWAY FOR AT LEAST TWO CARS & GARAGE
- SOUGHT-AFTER LOCATION
- VIEWING IS HIGHLY RECOMMENDED







#### UPSTAIRS

Upstairs, the first-floor landing leads to three well-proportioned double bedrooms, all of which enjoy stunning countryside views. The master bedroom, positioned at the front of the property, offers far-reaching rural vistas and features vinyl flooring. The second double bedroom overlooks open fields to the rear and includes fitted wardrobes and carpeted flooring. The third bedroom, also with front-facing countryside views, is ideal as a guest room or home office. The stylish family bathroom is finished with a white suite comprising a P-shaped bath with shower over, WC, vanity wash basin, heated towel rail, tiled walls, and underfloor heating.

From the landing, a staircase leads to the occasional attic room, currently used as a bedroom, which benefits from a Velux window to the rear and offers versatile additional space.

#### OUTSIDE

To the front is a gated tarmac drive with off road parking for at least two cars which in turn leads to the single garage. There is a lawned garden, planted bed and paved patio seating area. To the rear is a south west facing garden with a decked patio, lawn, green house, raised koi carp pond, planted beds, further decked seating area and a paved patio ideal for barbecues and outdoor eating.

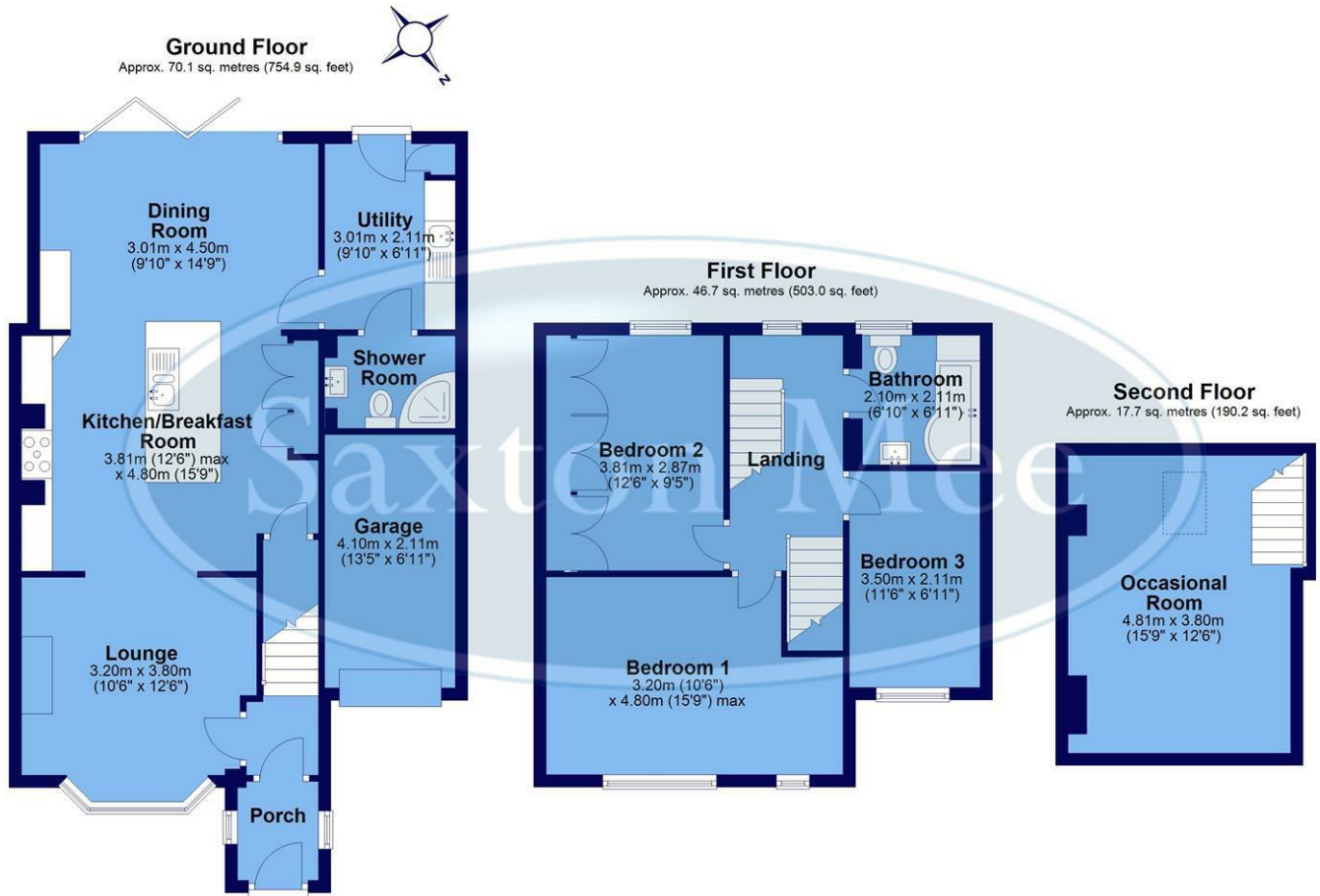
#### LOCATION

The property is found in this extremely popular residential area of Dungworth being only six miles from the City Centre. Reputable local schools.

#### VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 134.5 sq. metres (1448.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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**Hillsborough**  
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245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

