



Brearley Drive

Sheffield, S5 8BF

Guide Price £260,000



- 4 BED TOWNHOUSE
- IMPRESSIVELY LANDSCAPED GARDEN
- NEUTRAL DECOR
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND C

- CONTEMPORARY KITCHEN AND BATHROOM
- GENEROUS DIMENSIONS THOUGHOUT
- OFF ROAD PARKING FOR TWO CARS
- CLOSE TO AN ARRAY OF AMENITIES

Brearley Drive

Sheffield, S5 8BF

Guide Price £260,000



GUIDE PRICE £260,000 - £270,000. Nestled in this desirable estate, located on Brearley Drive, Sheffield, this impressive townhouse offers a perfect blend of modern living and comfort. With accommodation spread over three well-designed floors, this property boasts four spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Located within walking distance to an array of amenities, serviced by good public transport links, surrounded by reputable schools, close to the Northern General Hospital and with direct roads leading to the City Centre and Rotherham.

As you enter, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The contemporary kitchen is a highlight of the home, featuring modern fixtures and fittings that cater to all your culinary needs. The property also includes three stylish bathrooms, ensuring convenience for all residents. One of the standout features of this townhouse is the stunning low-maintenance garden, providing a serene outdoor space for leisure and enjoyment without the hassle of extensive upkeep. This garden is perfect for summer barbecues or simply unwinding after a long day. Additionally, the property offers ample off-road parking with a double driveway, a rare find in estate settings, ensuring that parking is never a concern for you or your guests.

This townhouse on Brearley Drive is not just a house; it is a home that combines modern amenities with practical living. With its prime location and thoughtful design, it presents an excellent opportunity for those looking to settle in Sheffield. Don't miss the chance to make this beautiful property your own.

LIVING ROOM

14'6" x 9'9" (4.43 x 2.98)

A light and airy living room drenched in natural light through a large front facing uPVC window, comprising laminate flooring, wall mounted radiator, aerial point, telephone point and a handy, large built in under stairs storage cupboard.

KITCHEN DINER

15'1" x 11'8" (4.62 x 3.56)

A large kitchen/diner providing a great social space or family hub, offering an array of oak wall and base units providing plenty of storage space, luxurious black quartz work surfaces, over counter LED lighting, inset stainless steel sink with hose mixer tap, inset electric hob with matt black extractor above, integrated appliances include electric oven, tall fridge, tall freezer, dishwasher and washing machine, housed Combi boiler, tiled flooring and large uPVC French doors opening out on to the garden, great if hosting.

DOWNSTAIRS WC

A convenient addition to any household, this modern downstairs toilet is so spacious it is also used as a cloakroom, comprising low flush WC, dark grey vanity unit with inset ceramic sink, wall mounted chrome heated towel rail, tiled flooring and extractor fan.

BEDROOM 2

14'9" x 9'4" (inc wardrobes) (4.52 x 2.87 (inc wardrobes))

A double bedroom boasting two walls of fitted wardrobes, offering that extra storage we all crave, with sliding doors and inset plinth spotlights, also comprising wall mounted radiator and two uPVC windows overlooking the impressive garden and beyond.

BEDROOM 4

8'2" x 7'3" (not inc wardrobes) (2.51 x 2.21 (not inc wardrobes))

A small double bedroom or great sized single hosting a wall of fitted wardrobes, wall mounted radiator and front facing uPVC window.

BATHROOM

6'11" x 5'11" (2.11 x 1.81)

A sumptuous, contemporary family bathroom, fully tiled in 'on trend' grey, with inset storage alcoves with spotlights, comprising bath with waterfall tap and drench shower over, dark grey vanity unit with inset ceramic sink, low flush WC, wall mounted matt dark grey heated towel rail, inset LED ceiling lighting and extractor fan.

BEDROOM 1

15'2" x 12'8" (4.63 x 3.88)

A sizeable master suite, hosting tall ceilings giving it a roomy feel and plenty of natural light through a large Velux window and floor to ceiling uPVC window with Juliette balcony, also comprising fitted wardrobes, wall mounted radiator and loft hatch.

BEDROOM 3

10'2" x 9'3" (3.12 x 2.83)

A small double or good sized single, would also make a great home office, offering a large built in storage cupboard; all fitted with clothing racks, also comprising Velux window, wall mounted radiator and telephone point.

BATHROOM

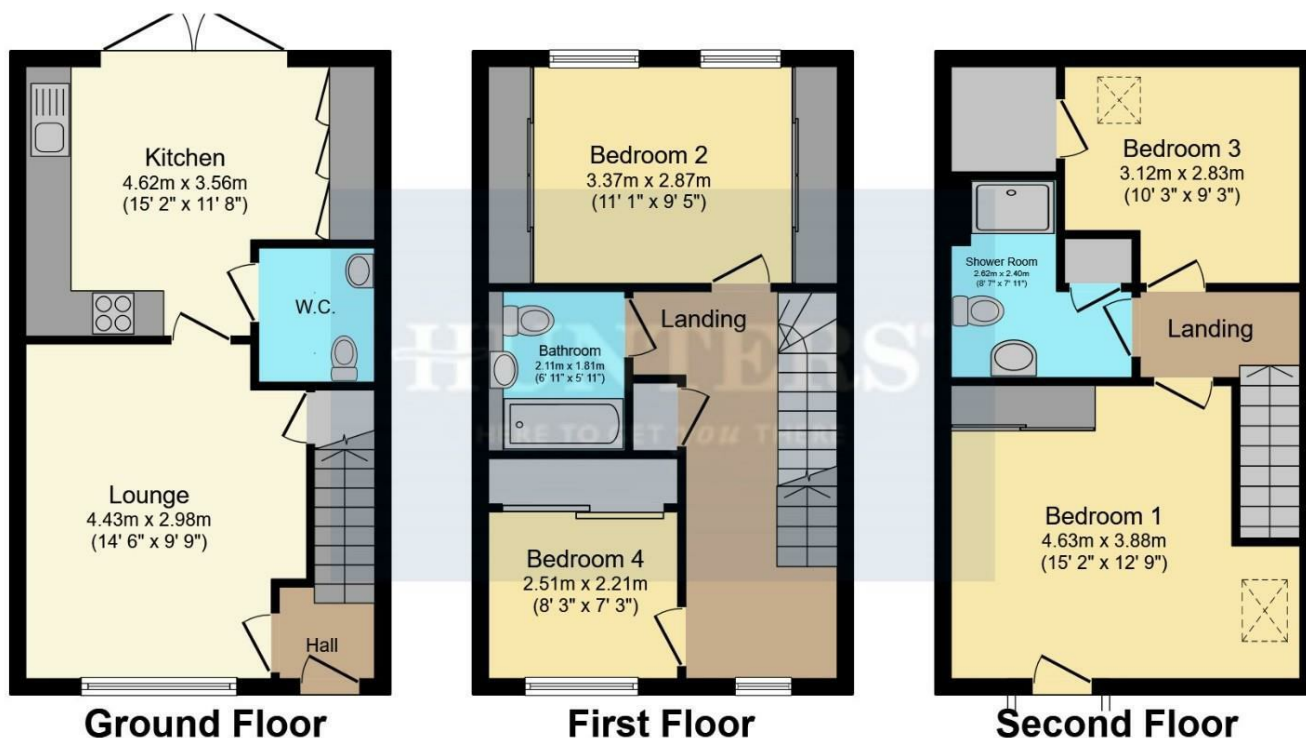
8'7" x 7'10" (2.62 x 2.4)

A generously sized shower room, tiled in fresh white, comprising double shower cubicle with electric shower, low flush WC, pedestal sink, wall mounted radiator, extractor fan and large built in storage/airing cupboard.

EXTERIOR

The front of the property hosts a sleek kerb appeal with low maintenance flower beds and a stylish frontage. To the rear of the property is a fully enclosed, low maintenance, sun drenched garden, perfectly landscaped with an extensive raised composite deck with glass balustrade surrounding, a great place to sit and entertain in the summer months with further electrics and feed for a hot tub if desired, there is also an outdoor hot and cold shower for convenience if you do use a hot tub or great for muddy paws, around the deck is further slabbed patios, an artificial grassed area, shed for outdoor storage, plenty of sockets, lighting and gateway leading directly to the drive. Through the gate is an allocated driveway providing off road parking for two cars.

Floorplan



Total floor area 112.2 m² (1,207 sq.ft.) approx

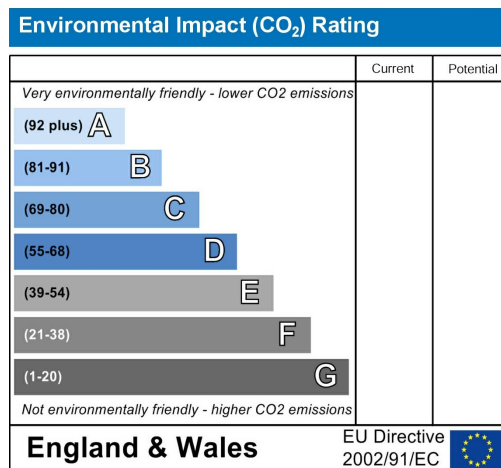
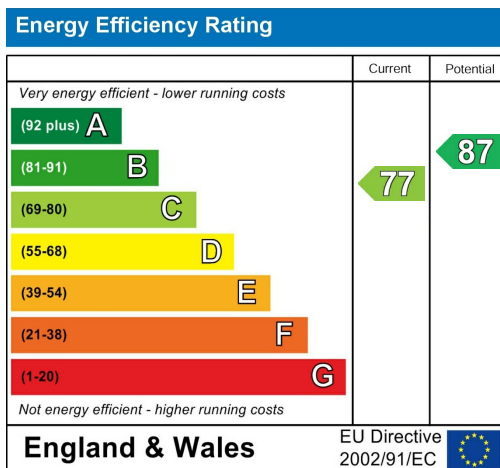
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

