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PROPERTY LETTINGS



TO LET

Kenwell Drive

Bradway, Sheffield S17

£1,895 pcm

Available 1 February 2027 · Part furnished

- 3 double bedrooms
- Approx. 135 m²
- Parking for three cars
- 1,000 Mbps broadband

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WELCOME HOME

An Exceptional Three-Bedroom Family Home in Sought-After Bradway

Nestled along the quiet, tree-lined surroundings of Kenwell Drive, one of Bradway's most desirable residential roads, this beautifully extended three-double-bedroom semi-detached home offers a wonderful combination of generous proportions, character and contemporary family living.

RENT **£1,895 pcm**	AVAILABLE **1 February 2027**	FURNISHING **Part furnished**
COUNCIL TAX **Band E**	FLOOR AREA **135 m² (1,453 ft²)**	EPC RATING **D**

Key features

- Exceptional extended three-double-bedroom semi, approx. 135 m²
- 1,000 Mbps fibre broadband included
- Stunning vaulted family room with skylights and bi-fold doors
- Stylish kitchen with granite worktops and premium appliances
- Cosy lounge with wood-burning stove and separate snug
- Three double bedrooms, including two with bay windows
- Spacious bathroom with freestanding roll-top bath and separate shower
- Private landscaped garden with generous entertaining areas
- Integral garage and parking for up to three cars
- Sought-after Bradway location

The home

Extending to approximately 135 m² (1,453 ft²), the property offers considerably more space than a typical three-bedroom semi, with an exceptionally versatile layout designed for everything from lively family gatherings to peaceful evenings at home.





The heart of the home is undoubtedly the stunning open-plan dining and family room. An impressive vaulted ceiling, expansive skylights and wide bi-fold doors flood the space with natural light, creating a bright and airy environment that feels effortlessly connected to the garden beyond. With ample room for both comfortable seating and a large dining table, it's a wonderful setting for entertaining friends, celebrating special occasions or simply enjoying everyday family life. In the warmer months, the doors open wide onto the patio, allowing indoor and outdoor living to flow seamlessly together.

The adjoining kitchen is both stylish and exceptionally well equipped, combining cream and walnut cabinetry with elegant granite worktops. A five-burner gas hob, integrated double oven and microwave, wine cooler and American-style fridge freezer provide everything needed for enthusiastic home cooking, while the peninsula creates a sociable connection with the dining area. A further extended kitchen and utility space offers additional storage, worktops, room for appliances and a sink overlooking the garden — a welcome practical addition for busy households.





For more intimate evenings, the charming lounge provides a cosy retreat, centred around a wood-burning stove set upon a stone hearth, with built-in shelving to either side. Flowing through to a separate snug, the inviting space offers the flexibility for a quiet reading room, a comfortable television lounge or simply somewhere to escape the bustle of family life.

An entrance porch and hallway, downstairs WC, useful storage and integral garage complete the ground floor, ensuring everyday practicality is every bit as well considered as the living accommodation.

Upstairs and outside

Upstairs, the generous proportions continue, with a bright landing opening onto an attractive seating nook — a lovely, unexpected space to settle down with a book, enjoy a morning coffee or simply take a moment to unwind. A built-in window seat with concealed storage adds further character and practicality.





The property boasts three double bedrooms, each offering plenty of flexibility. The master bedroom enjoys a charming bay window overlooking the rear garden and an entire wall of fitted wardrobes, providing excellent storage. The second bedroom is comfortably proportioned to accommodate both a double bed and a workspace or dressing area, making it particularly appealing for those working from home. The third bedroom, positioned at the front of the property, benefits from another attractive bay window, bringing natural light and character into the room.

The spacious family bathroom offers a touch of everyday luxury, with a freestanding roll-top bath perfect for a relaxing soak at the end of the day. A separate shower enclosure, generous vanity unit, column radiator and heated towel rail complete this beautifully appointed space.




Outside, the landscaped rear garden is a fantastic extension of the home. A generous paved patio with built-in seating and planters provides an ideal setting for summer barbecues, alfresco dining and entertaining guests. Beyond, an artificial lawn, raised planting beds and mature hedging combine to create an attractive, relatively low-maintenance garden with a welcome sense of privacy. A further decked area at the far end offers another peaceful spot to enjoy the warmer weather.

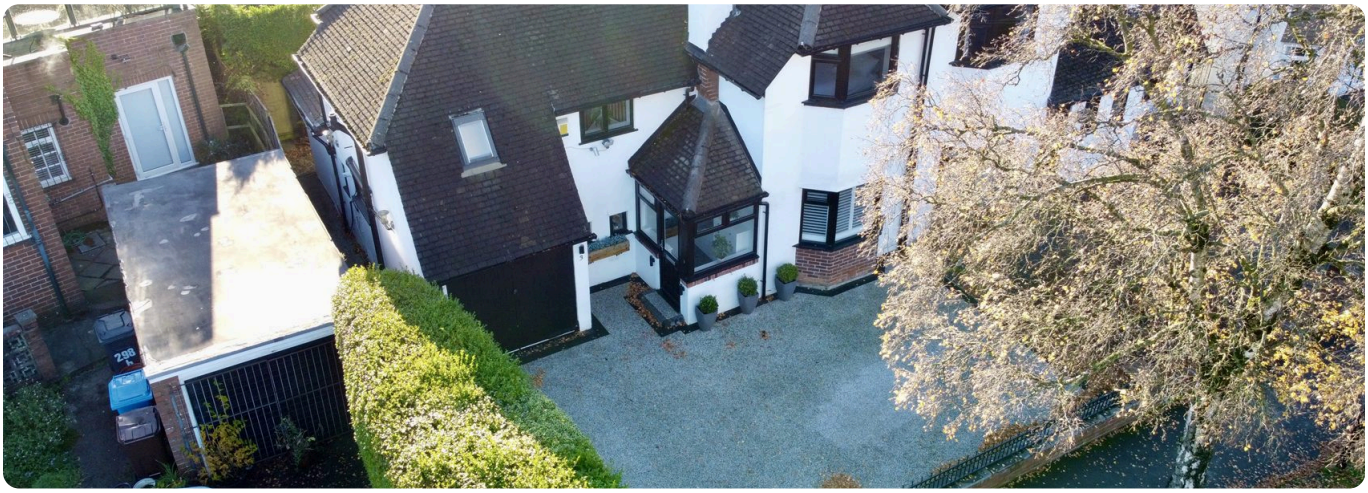
To the front, a resin driveway provides parking for up to three cars, alongside access to the integral garage. The property also benefits from gas central heating and double glazing throughout, and 1,000 Mbps fibre broadband is included in the rent.

The location

The location is every bit as appealing as the home itself. Bradway is one of Sheffield's most desirable residential neighbourhoods, offering a lovely balance of peaceful, established surroundings and everyday convenience. With local shops, cafés, traditional pubs and Bradway Primary School in the wider neighbourhood, residents can enjoy a welcoming community atmosphere while remaining well placed for the amenities of Dore and Totley, Sheffield city centre and the beautiful countryside of the nearby Peak District.

Combining an enviable location with impressive living space, three generous double bedrooms and a host of inviting places to relax and entertain, this is a home that offers much more than simply somewhere to live — it's somewhere to truly feel at home.

The home is offered part furnished, with white goods included such as the washing machine, tumble dryer and American-style fridge freezer, and some additional furnishings available. Please contact us for details.







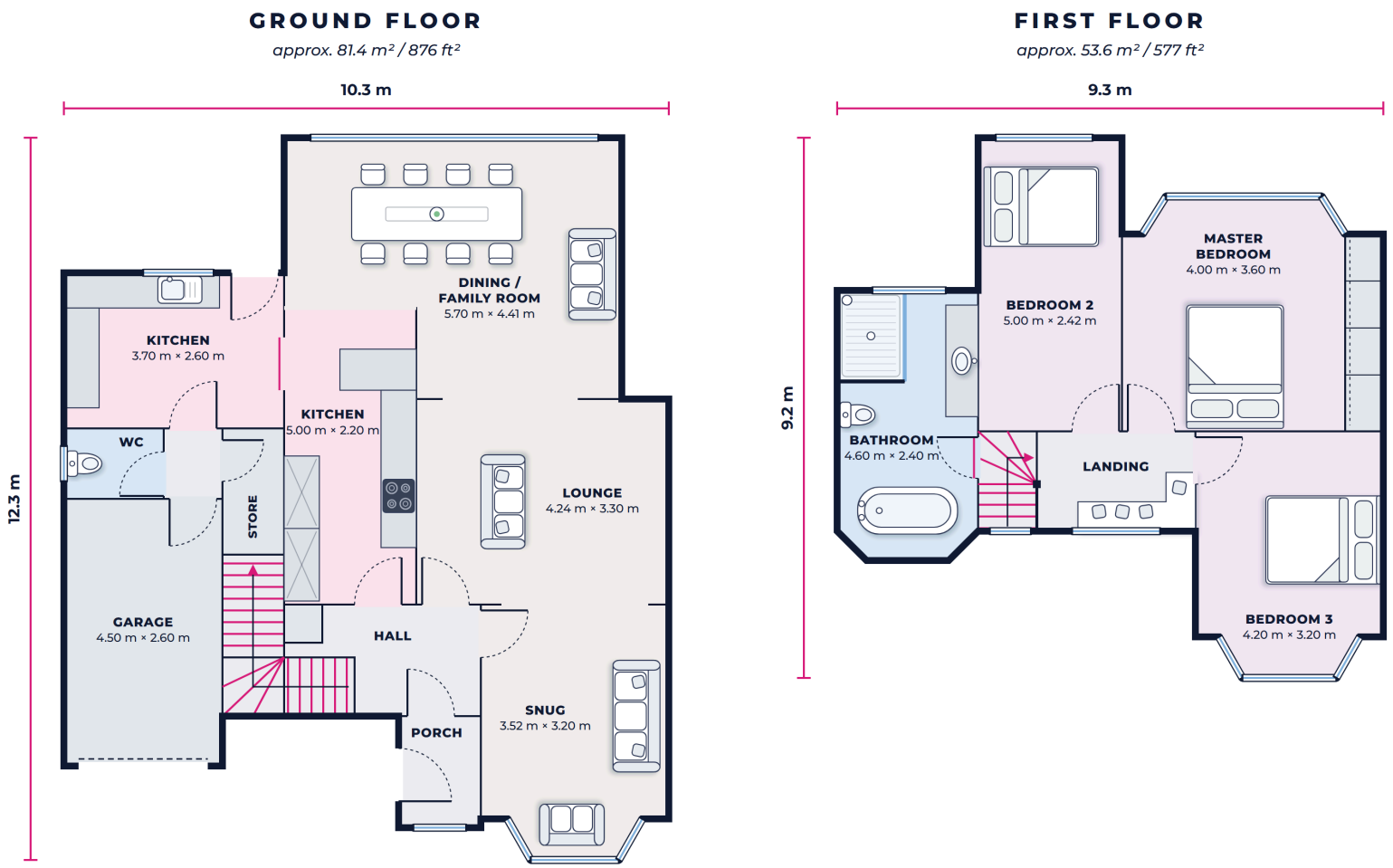




Floorplan

approx. 135.0 m² / 1453 ft²

Total floor area as shown on the EPC. Garage approx. 11.7 m² / 126 ft², not in the total



For illustration only and not to scale. Measurements of rooms, doors, windows and other items are approximate, room sizes are taken at their widest points and floor areas are approximate. No responsibility is taken for any error, omission or mis-statement. Furniture, fittings and appliances are shown to illustrate the layout only, may not be included and have not been tested. Anyone relying on this plan, including a prospective tenant or buyer, should check the measurements themselves.

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The total floor area is taken from the property's Energy Performance Certificate. Room sizes are approximate and taken at their widest points; the plan is for illustration only and not to scale.

Room sizes

Ground floor	
Porch and entrance hall	
Snug (plus bay)	3.52 m × 3.20 m
Lounge	4.24 m × 3.30 m
Dining and family room	5.70 m × 4.41 m
Kitchen	5.00 m × 2.20 m
Second kitchen and utility	3.70 m × 2.60 m
Downstairs WC	
Integral garage	4.50 m × 2.60 m

First floor	
Master bedroom (into bay)	4.00 m × 3.60 m
Bedroom 2	5.00 m × 2.42 m
Bedroom 3 (into bay)	4.20 m × 3.20 m
Bathroom	4.60 m × 2.40 m
Landing with window seat	

The tenancy

This home is let on a standard assured periodic tenancy. It runs month to month with no fixed end date, and you can end it at any time by giving two months' notice.

The landlord has told us they may wish to move back into the house in the future, or they may decide to sell it. If they do, as the Renters' Rights Act requires, we will not end your tenancy within the first 12 months, and we will give you at least 4 months' written notice using the relevant legal grounds.

Key information

Rent	£1,895 per calendar month
Holding deposit	£435 (no more than one week's rent), to reserve the property while referencing is completed
Tenancy deposit	£2,185 (no more than five weeks' rent), protected in a government-approved scheme
Furnishing	Part furnished: white goods included (washing machine, tumble dryer, American-style fridge freezer) and some additional furnishings (contact us for details)
Bills	The tenant pays council tax (Sheffield City Council, band E), gas, electricity, water and the TV licence. 1,000 Mbps fibre broadband (Connect Fibre) is included in the rent
Parking	Parking for up to three cars, plus an integral garage
Heating	Gas central heating
EPC	D

Other permitted payments (Tenant Fees Act 2019)

- Rent paid more than 14 days late: interest at 3% a year above the Bank of England base rate, from the date the rent was due.
- Lost keys or security devices: the reasonable cost of replacing them.
- A change to the tenancy agreement requested by the tenant: £50, or reasonable costs if higher.

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BOOK A VIEWING

Come and see it for yourself.

Photos only tell part of the story. To arrange a viewing of Kenwell Drive, or to ask anything about the property, get in touch through Rightmove, our website or by phone.

CALL US

0114 400 0353

Monday to Friday, 9am to 5pm

ONLINE

etherpropertylettings.co.uk

Or send an enquiry through Rightmove

Important. These particulars are a guide only and do not form part of any contract. Measurements, room sizes and the floorplan are approximate and for illustration only; the floor area is taken from the property's Energy Performance Certificate. Photographs show the property as it was when marketed; furniture shown may not be included, as the property is let part furnished. Applicants should check anything that matters to them before entering into a tenancy.

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