





Briarfield

Orchard Lane • Beighton • S20 1EW

Offers in the Region Of £325,000

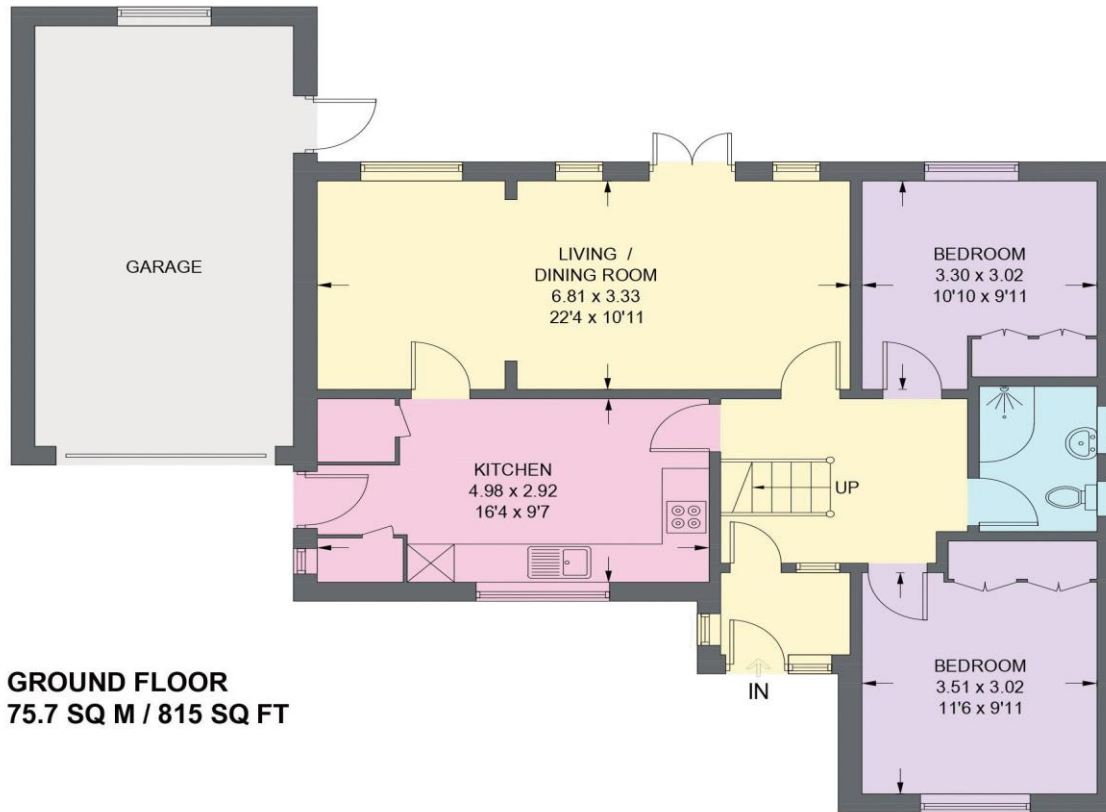
Nestled within beautifully maintained gardens, this lovingly cared for 2/3 bedroom dormer bungalow offers a bright, airy, and welcoming home with a delightful garden outlook. With neutral décor and a light, spacious feel throughout, it's ready to move into and enjoy, with plenty of potential to adapt or extend if desired. Benefits from combination gas central heating, double glazing and generous driveway with garage. A welcoming front porch opens into the hallway, leading to the open plan living and dining area, filled with natural light and featuring a cosy period-style electric fire. French doors connect seamlessly to the garden, creating a perfect flow between indoor and outdoor living. The modern kitchen is fitted with sleek gloss-white units, contrasting worktops, and a tiled floor. Integrated appliances include an oven, induction hob, fridge, and washing machine, with two useful pantries and side access to the driveway. On the ground floor, there are two double bedrooms, both overlooking the gardens and finished with fitted wardrobes and tasteful décor, alongside a separate shower room. Upstairs, a spacious occasional room or versatile living space is accompanied by a generous bathroom with eaves storage. Outside, a landscaped front garden makes a wonderful first impression, with a generous driveway providing parking for multiple vehicles and leading to a garage with potential for development. The private rear garden is a true retreat, beautifully established with mature planting, fruit trees, and a level lawn, perfect for relaxing, entertaining, or enjoying time with family. Beighton offers a range of local amenities to suit everyday life. Shops, cafes, and services are all within easy reach, and the Crystal Peaks Shopping Centre is just a short drive away. Excellent road and bus links provide seamless access to Sheffield city centre and surrounding areas, making commuting straightforward and convenient.



- Detached Dormer Bungalow in S20
- 2/3 Double Bedrooms
- Contemporary Kitchen with Integrated Appliances
- Flexible Open Plan Living / Dining
- Lovely Decor Throughout
- Offers Potential to Extend or Develop
- Beautifully Maintained Gardens
- Generous Driveway & Garage
- Freehold & No Chain

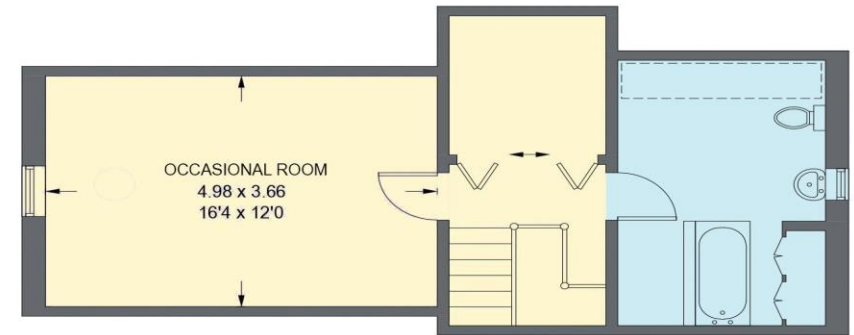
BRIARFIELD, ORCHARD LANE

APPROXIMATE GROSS INTERNAL AREA = 116.0 SQ M / 1249 SQ FT
(EXCLUDING GARAGE)



GROUND FLOOR
75.7 SQ M / 815 SQ FT

= REDUCED HEAD HEIGHT BELOW 1.5M



FIRST FLOOR
40.3 SQ M / 434 SQ FT

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

(IDMRP2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.