







40 Longford Road

Bradway • Sheffield • S17 4LQ

Guide Price £550,000 - £575,0000

A distinctive four-bedroom detached family home in the popular and highly regarded area of Bradway, offering versatile split-level living, fabulous far-reaching views and exciting potential to extend, develop or reconfigure, subject to the necessary planning and building consents. The property offers excellent flexibility for modern family life, with a layout that could be adapted as your family's needs change. There is also a driveway, large garage, private enclosed rear garden and useful under-house storage. On entering through the front porch, the inner hallway provides useful built-in storage. The front-facing living room is light and welcoming, with a brick feature fireplace and views towards the front. Steps lead down to a dining and flexible family area, with sliding patio doors opening into a bright garden room. Filled with natural light, this is a lovely space for relaxing, entertaining or enjoying the garden and far-reaching views. The fitted kitchen provides good storage together with an integrated oven, gas hob and fridge freezer. A separate utility room offers further storage and internal access to the large garage. There is also a ground-floor WC, with potential to create a shower room, subject to the necessary consents. The first floor provides four double bedrooms, enjoying impressive views to the side and rear. The principal bedroom has front and side windows together with extensive wraparound wardrobe storage. A family bathroom with Jacuzzi-style bath and a separate shower room provide excellent facilities for family living. There are also two separate loft spaces, offering useful additional storage. Outside, the front garden sits alongside the driveway leading to the garage. To the rear is a private enclosed two-tier garden, featuring a stone-paved patio, landscaped lawn, established hedging, mature planting, fruit trees and a greenhouse. The garden is an ideal setting for children to play, family gatherings and summer entertaining, while the elevated position takes full advantage of the stunning far-reaching views. Bradway is a popular choice for families, offering a friendly community atmosphere with local shops, amenities, schools, parks and open countryside close by. The area is particularly well placed for enjoying the surrounding countryside, while Sheffield city centre and neighbouring areas are easily accessible by road and public transport.





- Detached Family Home in Bradway
- 4 Bedrooms & 2 Bathrooms
- Potential to Develop / Extend / Reconfigure
- Unique Property Over Split Levels
- Spacious Light & Airy Accommodation
- Stunning Far Reaching Views
- Private Enclosed Landscaped Garden
- Off Street Parking & Garage
- Freehold
- Council Tax Band E, EPC Rating C



40 LONGFORD ROAD

APPROXIMATE GROSS INTERNAL AREA = 199.6 SQ M / 2147 SQ FT
(INCLUDING DOUBLE GARAGE)

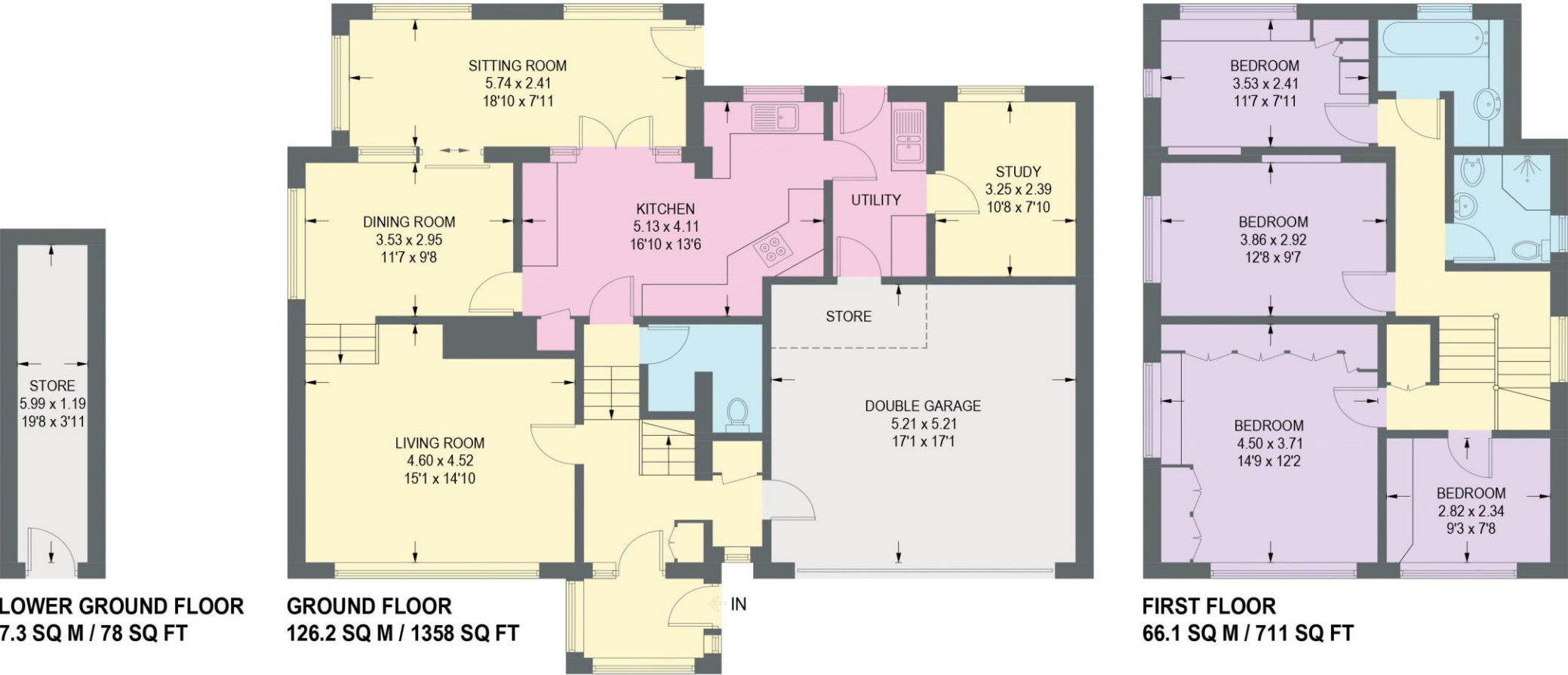


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.



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