



**West Street, Beighton**  
Sheffield

**£450,000**

**Property Type:** Detached Bungalow

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** E

A beautifully presented and unique three-bedroom detached home, set on a generous plot in a highly sought-after location, offering versatile accommodation, superb outdoor space and a flexible workshop/workspace area which could be adapted to a variety of uses including a fourth bedroom .

**Property Reference:** RB0377

- Three-Bedroom Detached home
- Spacious Modern Kitchen and Utility Room
- Bright Conservatory/Sun Room with Skylight
- Large Living Room with Wooden Floors, Log Burner and Patio Doors
- Two Modern Bathrooms
- Flexible Lower Ground Floor with Workshop/Workspace, Storage and Garage
- Generous Gardens
- Large driveway
- Excellent Location
- Property Reference: RB0377



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The heart of the home is a modern kitchen, fitted with an induction hob, integrated oven, breakfast bar, and ample room for a large American-style fridge freezer. Flooded with natural light from multiple windows, the kitchen flows seamlessly into a bright conservatory/sun room with a striking skylight, currently used as a dining space. A separate utility room adds further practicality.

The spacious living room, accessed from the kitchen and conservatory, is a warm and inviting space, complete with wooden flooring, a log burner, and sliding patio doors leading directly to the terrace—perfect for entertaining or relaxing.

There are three well-proportioned bedrooms with the master benefitting from integrated storage. Two modern bathrooms, both with showers, serve the property, ensuring convenience for family and guests alike.

On the lower ground level, there is excellent storage, a garage, and a flexible workshop/workspace area which could be adapted to a variety of uses.

Externally, the property boasts extensive gardens, including a large terrace ideal for alfresco dining, and a generous lawn with a summer house—currently set up as a bar—providing further space for relaxation and entertaining. The grounds wrap around the side and front of the property, offering multiple distinct areas to enjoy, while a substantial tarmacked driveway provides parking for several vehicles.

Situated on West Street, Beighton, the property enjoys the best of both worlds—village charm alongside modern convenience. Local schools, shops, and amenities are close by, with excellent transport links, the M1 motorway, and Sheffield city centre all within easy reach. Rother Valley Country Park and nearby green spaces provide fantastic opportunities for outdoor pursuits.

This exceptional home offers light-filled interiors, versatile living space, and beautiful gardens, making it an ideal choice for families, professionals, or retirees seeking something truly special.

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APPROXIMATE GROSS INTERNAL AREA = 177.5 SQ M / 1910 SQ FT  
(INCLUDING GARAGE)

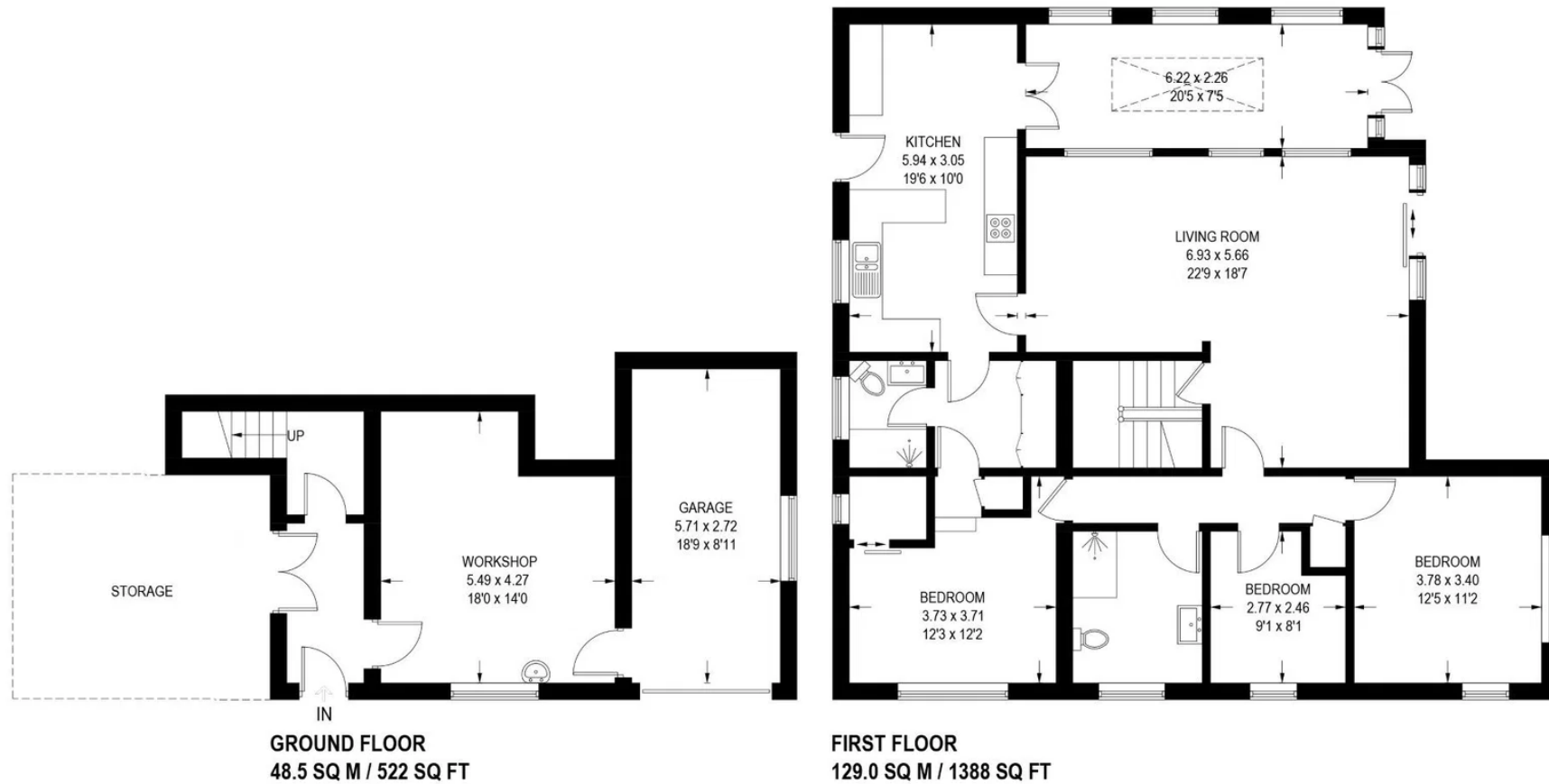


Illustration is for identification purposes only,  
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