







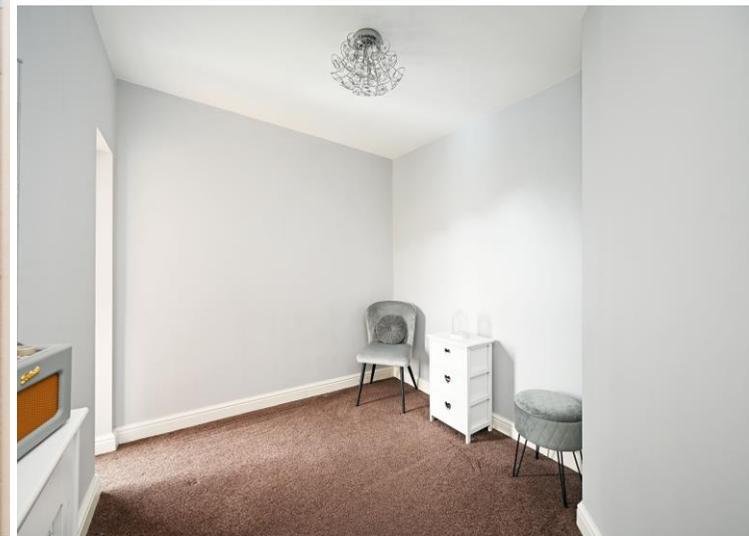
13 Adastral Avenue

Sheffield • South Yorkshire • S12 3LJ

Guide Price £240,000 - £250,000

A beautifully extended four bedroom townhouse offering spacious and flexible accommodation, perfect for modern family living. This stunning home combines simple contemporary décor with charming rustic features, including an eye catching exposed brick wall and oak bannister that blend character with modern design. The property feels light and airy throughout, with French doors opening onto the landscaped rear garden and leafy backdrop, creating a wonderfully private setting. A welcoming front porch provides ideal cloakroom and hanging space, leading into an inviting entrance hallway with feature brickwork. The heart of the home is the open plan living space, designed to maximise natural light and garden views, with French doors enhancing the indoor outdoor connection. The cosy living area is finished with soft carpeting for a homely feel and flows seamlessly into a separate dining area with stylish Amtico flooring. The spacious kitchen boasts high black gloss units, solid wooden worktops and contrasting tiled splashbacks, creating a sleek yet practical cooking space. Integrated appliances include an oven, gas hob, fridge freezer, washing machine and wine fridge. To the first floor are three well proportioned bedrooms in neutral tones with fitted carpets, including one with full length sliding wardrobe doors, plus a smaller fourth bedroom ideal as a nursery, dressing room or home office. A modern bathroom features a white suite complemented by stylish tiling. Externally, attractive gates lead to a secure driveway providing off street parking. To the rear, the landscaped low maintenance garden features Indian stone paving adjoining an artificial lawn, all set against a leafy backdrop for added privacy, perfect for relaxing or entertaining. Situated in the popular S12 area of Sheffield, the property benefits from excellent local amenities, reputable schools, convenient transport links and easy access to Sheffield city centre, making it an ideal location for families and professionals alike.





- Extended Townhouse in S12
- 4 Bedroom & Modern Bathroom
- Spacious Light & Airy Accommodation
- Generous Flexible Living / Dining
- Stylish Kitchen & Integrated Appliances

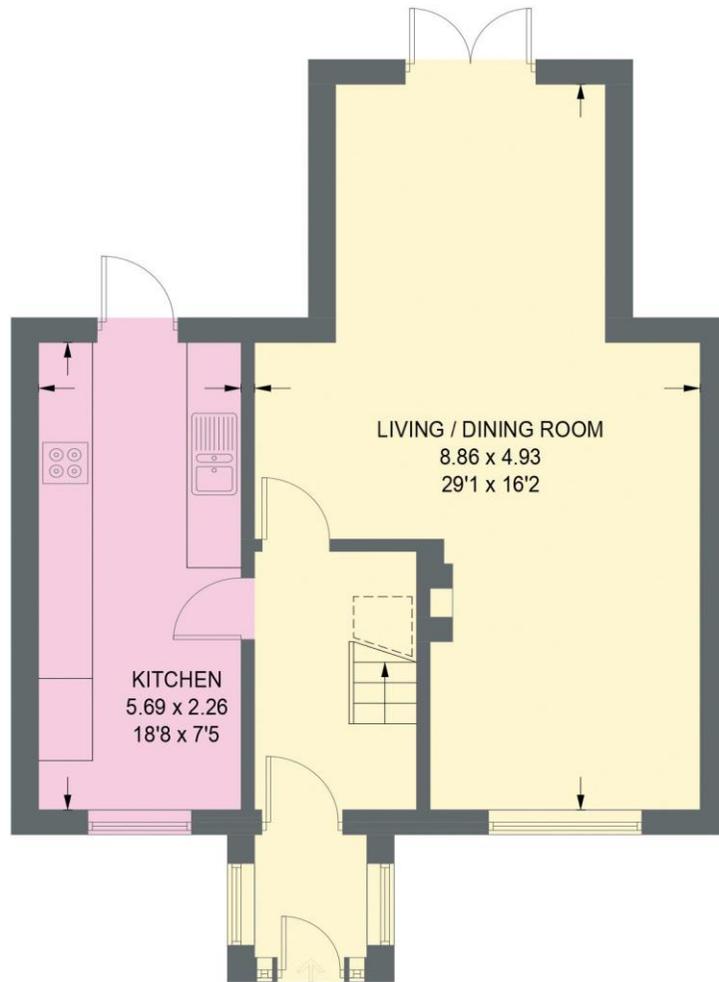
- Combination Boiler & Double Glazing
- Attractive Low Maintenance Rear Garden
- Gated Driveway, Secure Off-Street Parking
- Freehold
- Council Tax Band A, EPC Rating TBC





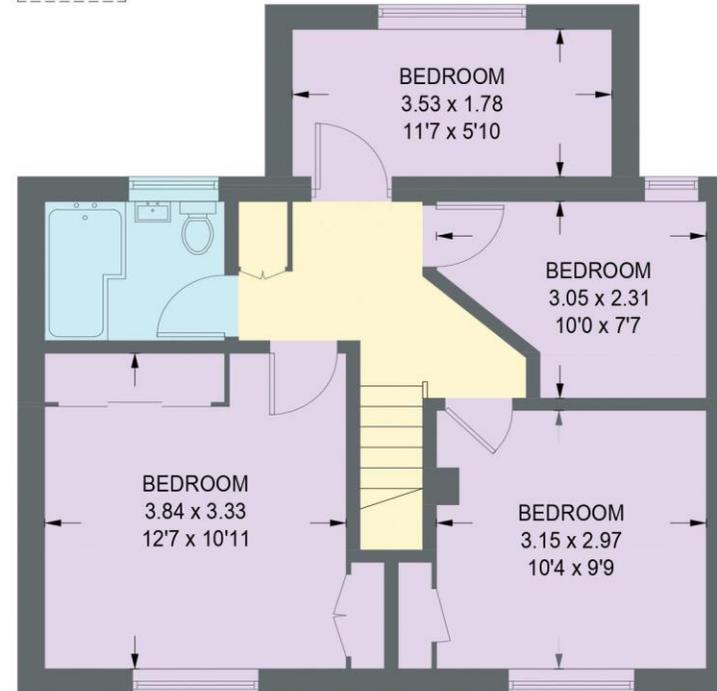
13 ADASTRAL AVENUE

APPROXIMATE GROSS INTERNAL AREA = 103.4 SQ M / 1113 SQ FT



GROUND FLOOR
54.1 SQ M / 582 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0



FIRST FLOOR
49.3 SQ M / 531 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868