







22 Pendeen Road

Nether Green • Sheffield • S11 7EN

Asking Price £325,000

Tucked away at the end of a private road in Nether Green, this charming stone-built mid-terraced cottage offers a wonderful combination of period character, spacious and versatile accommodation, and a beautiful enclosed rear garden. Arranged over three floors, the property provides three generous double bedrooms, a family bathroom and an en suite shower room, alongside light and airy living accommodation throughout. The property has a lovely cottage feel, with charming character features complemented by tasteful neutral décor and modern fittings. The ground floor opens into a welcoming front porch, providing useful cloakroom hanging space and a practical utility area with plumbing for a washing machine. There is also an integrated freezer and pull-out larder, making excellent use of the available space. A step up leads into the impressive dining kitchen, a light and sociable space ideal for both everyday living and entertaining. Fitted with an attractive range of shaker-style wall and base units, complemented by quality worktops, the kitchen also benefits from a double oven, electric hob, dishwasher and fridge. There is ample room for a dining table, creating a welcoming setting for family meals and gatherings. To the rear, the charming living room features attractive coving and a ceiling rose, alongside an ornate period fireplace with a decorative tiled surround and open coal-effect gas fire. Bespoke shelving and storage cupboards provide a practical addition while complementing the character of the room. French doors lead into the delightful conservatory, providing a versatile additional reception space overlooking the garden. Featuring exposed brickwork and plenty of natural light, the room offers a lovely place to relax, with further French doors opening directly onto the garden. The first floor provides two good sized bedrooms. The rear-facing bedroom enjoys a pleasant outlook over the garden and benefits from bespoke shutters, while useful understairs storage provides additional practicality. The front-facing double bedroom is equally light and airy, overlooking the front of the property and benefiting from built-in storage. Also situated on this floor is the spacious family bathroom, fitted with a modern three-piece white suite, a separate corner shower cubicle with rainfall shower and a heated towel rail. The generous proportions create a comfortable and well-appointed space. The top floor is dedicated to the principal bedroom, creating a peaceful and private retreat. This spacious double bedroom features a rear dormer window, enjoying a lovely leafy outlook over neighbouring gardens and the woodland beyond. Neutral décor and carpeting create a calming atmosphere, while useful eaves storage and a stylish en suite shower room complete the accommodation. Outside, the property boasts a beautiful, fully enclosed rear garden, providing an attractive and private outdoor space. Rustic brick flooring is complemented by established planting, creating a charming cottage-style setting, ideal for outdoor dining, entertaining or simply relaxing. A rear gate also provides alternative access to the garden. To the front of the property, there is a convenient parking space. Situated in Nether Green, the property enjoys a peaceful, tucked-away position while remaining conveniently placed for local amenities, shops, cafés and countryside walks. The area offers access to nearby green spaces, while Sheffield city centre, the hospitals and the University of Sheffield are also within reach.



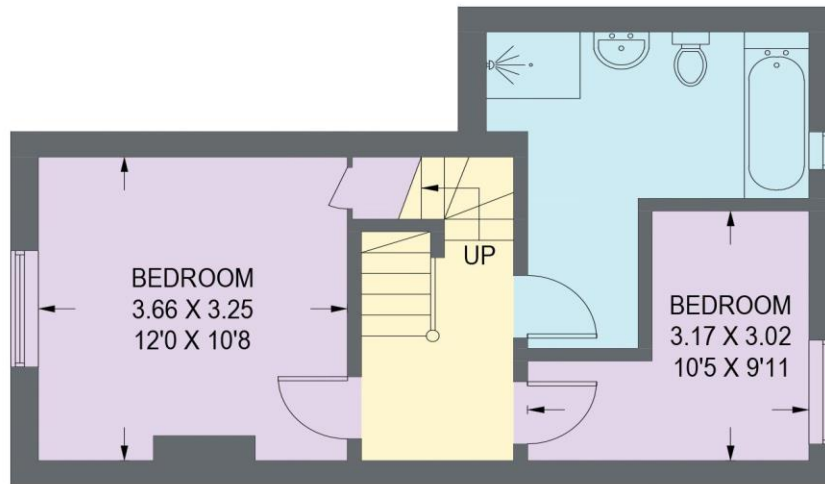


- Charming Stone-Built Mid-Terraced Cottage
- 3 Bedrooms & 2 Bathrooms
- Period Character, Space & Flexibility
- Lovely Conservatory
- Spacious Dining Kitchen
- Arranged Over 3 Levels Plus Cellar
- Attractive Courtyard Garden & Parking
- Tucked Away on Private Road in S11
- Freehold & No Onward Chain
- Council Tax Band C, EPC Rating TBC



22 PENDEEN ROAD

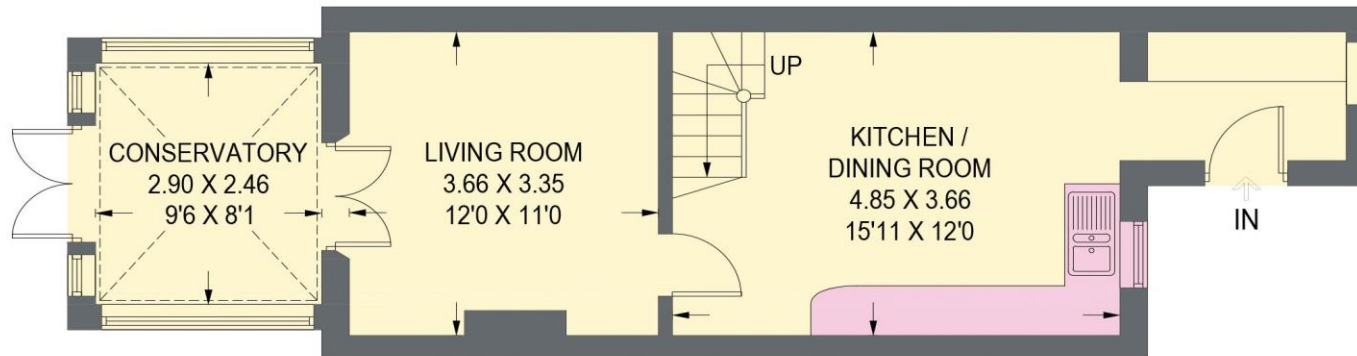
APPROXIMATE GROSS INTERNAL AREA = 103.4 SQ M / 1112 SQ FT



FIRST FLOOR
35.7 SQ M / 384 SQ FT



SECOND FLOOR
25.1 SQ M / 270 SQ FT



GROUND FLOOR
42.6 SQ M / 458 SQ FT

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

(IDMRP2025)



haus

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

0114 276 8868