



5, Brinkburn Drive, Sheffield, S17 3LU

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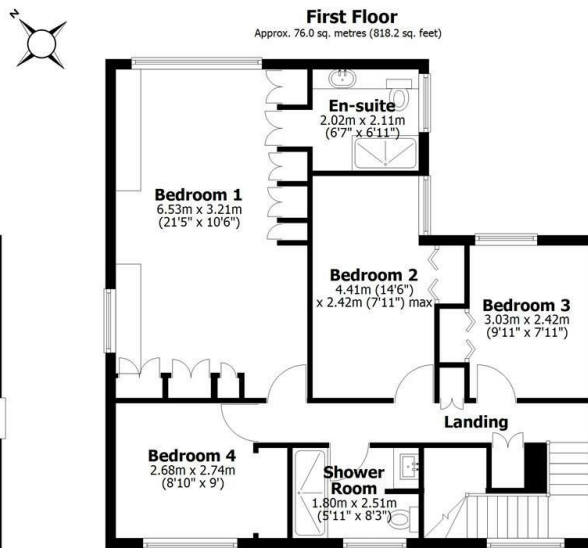
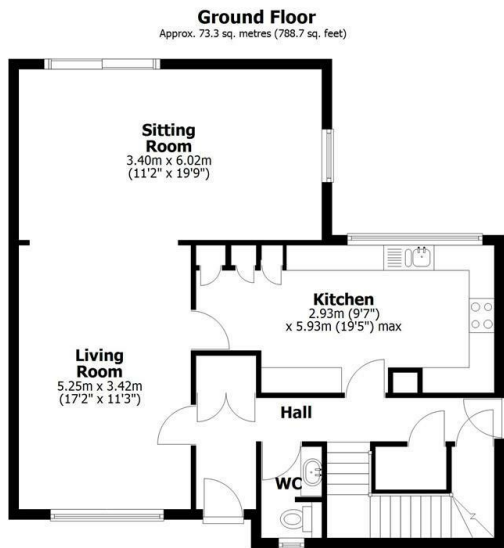
Description

An extended four bedroom detached family home located on a quiet cul de sac, on the edge of both Dore and Totley a short walk away from bus and train services, excellent sport facilities at Abbeydale Sports Club and some of the best schools in the city. This attractively presented, recently updated and well designed property offers over 1609 square feet of accommodation over two floors and features modern fixtures and fittings, on the ground floor, in all the right places. Both reception rooms offer excellent proportions, the kitchen is fabulous and the extended principal bedroom is quite large and has a concealed ensuite shower room which is accessed through the fitted wardrobes. A superb property that will appeal to downsizers and families alike.

- Freehold.
- No onward chain.
- Four double bedrooms including a quite large principal suite.
- Two large reception areas.
- Modern kitchen with fitted units and integrated appliances.
- Two bath/shower rooms including a large ensuite to the principal bedroom.
- Block paved off road parking leading to a car port.
- Modest gardens to the front and rear, featuring a terrace.
- Within catchment for outstanding schooling for all age groups.
- Fully double glazed and having modern gas central heating resulting in an EPC rating of D67.



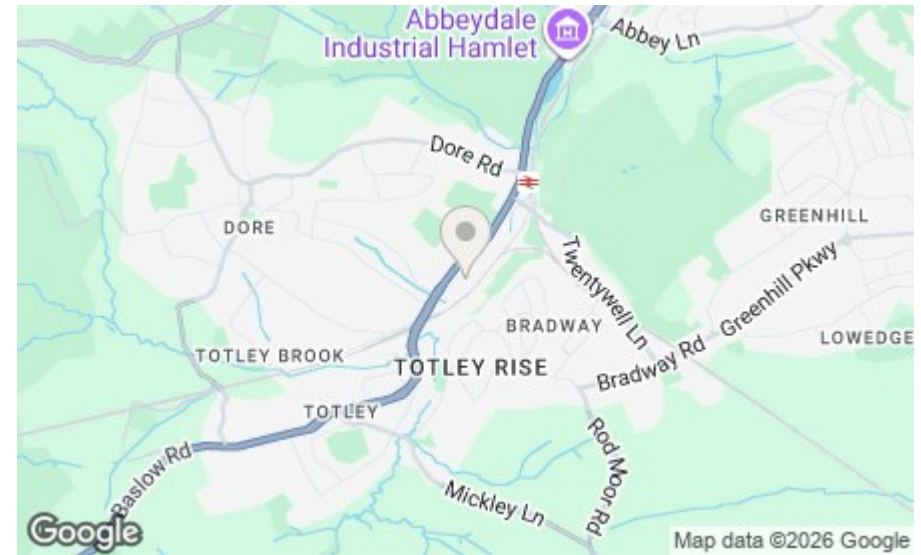




Total area: approx. 149.3 sq. metres (1606.9 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

5 Brinkburn Drive



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