







## 277 Brincliffe Edge Road

Sheffield • South Yorkshire • S11 9DA

Guide Price £425,000 - £450,000

Occupying a generous plot on Brincliffe Edge Road with far-reaching views and wraparound gardens, this detached bungalow, built in 1968 and owned by the same family for over 50 years, offers a rare opportunity in a highly sought-after location. Set within approximately a quarter of an acre, a winding driveway leads down to a garage beneath the property, providing exciting scope for further development. The accommodation comprises three double bedrooms plus an additional room ideal as a guest bedroom, study, home office or playroom. Requiring general updating, the property nevertheless presents superb potential and benefits from gas central heating, double glazing, freehold tenure, and is offered with no onward chain. The accommodation opens into an inviting entrance hall with a warm and welcoming feel, finished with carpet. There is a useful cloakroom with hanging space, overhead storage cupboards and a separate WC. The kitchen is fitted with a range of units, tiled splashbacks, and provides space and plumbing for freestanding appliances, along with a front-facing window. To the rear is a superb, light-filled open-plan living and dining space, enjoying a south-facing aspect and far-reaching views through both side and rear windows. The room is presented in cheerful décor with neutral carpeting, and a slight step leads up to the dining area, which in turn links back through to the kitchen. A corridor leads to three well-proportioned double bedrooms, all well presented, along with the family bathroom, which comprises a three-piece suite with bidet and a separate shower, partially tiled. To the far end of the property is a fourth bedroom, ideal for use as a study, guest room or playroom. There is also access to the loft space, which is insulated and fitted with ladders and lighting. From the dining area, a curved window feature incorporates a metal spiral staircase leading down to the lower ground level, providing internal access to the garage. This substantial space offers excellent potential for conversion into additional living accommodation if desired, and also provides access out to the wraparound garden. The grounds extend to approximately a quarter of an acre, featuring two separate lawned areas and a terraced garden filled with a variety of mature, colourful planting. A driveway from Brincliffe Edge Road slopes down to the integral garage located beneath the property. Located in the highly sought-after S11 area of Sheffield, this property enjoys a desirable position close to the amenities of Ecclesall Road, with its array of shops, cafés and restaurants. The area is well served by local schools and transport links, while nearby green spaces such as Endcliffe Park and Brincliffe Edge Wood, along with the Peak District National Park, offer excellent outdoor leisure opportunities. Further benefits include close proximity to Chelsea Park, Brincliffe Woods and the popular residential area of Nether Edge, as well as convenient access to highly regarded schools including Mercia Secondary School and High Storrs School.





- Unique Detached Property in S11
- 4 Double Bedrooms
- Occupying a Generous Plot 1/4 Acre
- Scope for Development
- Bright & Airy Accommodation

- Terraced Garden with Lawn & Patio
- Gas Central Heating & Double Glazing
- Driveway & Integral Garage
- Freehold & No Onward Chain
- Council Tax Band E, EPC Rating D





# 277 BRINCLIFFE EDGE ROAD

APPROXIMATE GROSS INTERNAL AREA = 138.2 SQ M / 1488 SQ FT  
(INCLUDING GARAGE)

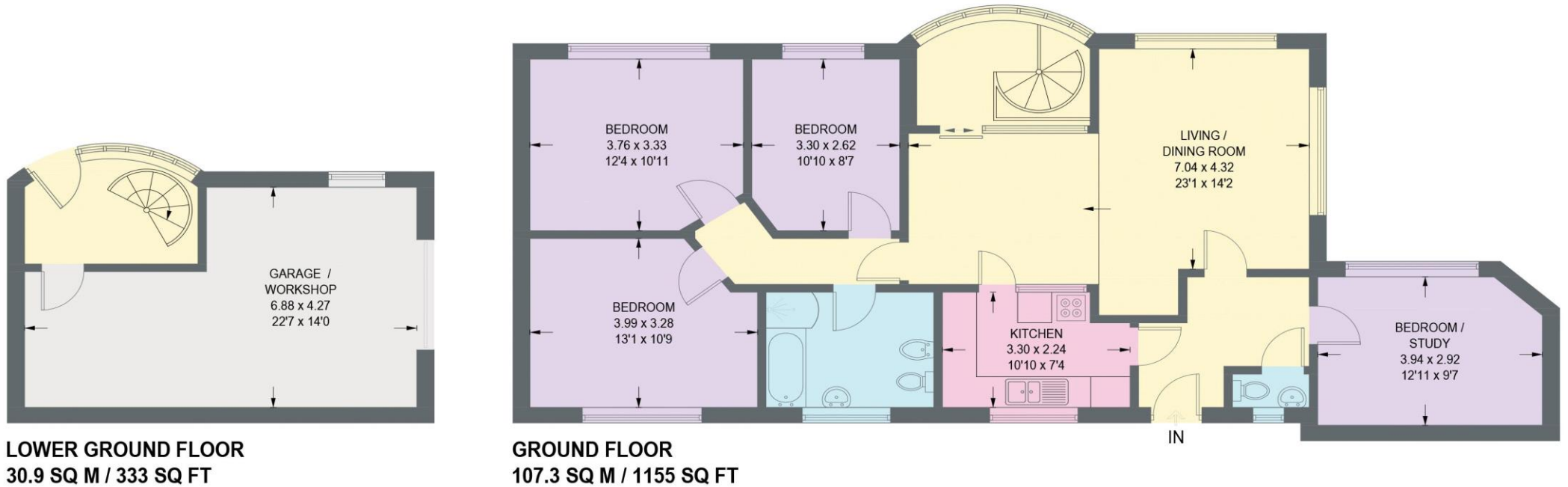


Illustration for identification purposes only,  
measurements are approximate, not to scale.



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