







12 St Quentin Rise

Bradway • Sheffield • S17 4PR

Offers in the Region Of £425,000

A fabulous elevated family home enjoying far-reaching views, an attractive terraced rear garden and generous, flexible accommodation, together with a substantial garage offering exciting potential for further development. The property is currently in the process of being purchased freehold by the owners and is offered for sale with no onward chain, making this an appealing opportunity for families looking for a home they can move into and enjoy. The property is entered via a light and airy welcoming hallway, with useful under-stairs storage and a ground-floor WC. From here, the impressive open-plan living and dining space provides a wonderful heart to the home. Enjoying a dual aspect, generous front and rear windows flood the room with natural light while taking full advantage of the beautiful garden outlook and far-reaching views to the front. The dining kitchen is well equipped with a range of fitted wall and base units, complementary tiled splashbacks and a good selection of integrated appliances, including an oven, washing machine, dishwasher and extractor. There is ample space for a breakfast table, while a side UPVC door provides convenient access towards the garden. The under-stairs pantry offers excellent additional storage and also conceals a currently blocked-off internal staircase leading down to the garage, which could potentially be reopened to create direct internal access, subject to any necessary consents. To the first floor, the spacious principal bedroom is positioned to the front of the property and enjoys stunning far-reaching views, together with generous full-length fitted wardrobe storage, neutral décor and carpeting. The second bedroom is rear facing and also benefits from full-length storage and a pleasant outlook over the garden. The third bedroom is a smaller double, making it ideal as a child's bedroom, guest room or home office, and features neutral décor, carpeting and a lovely garden outlook. The family bathroom is fitted with a three-piece white suite comprising a bath with rainfall shower over, vanity wash hand basin and WC. The room is partially tiled and benefits from a useful storage cupboard housing the water tank. The loft space is insulated, providing further useful storage potential. A particular feature of the property is the substantial garage beneath the house, which occupies the full footprint of the property. With electricity and water connected, it currently provides excellent garage, storage and utility space, including plumbing for a washing machine and tumble dryer. Its generous proportions offer exciting potential for future development, subject to the necessary planning permissions and building regulations. To the front, a driveway provides convenient off-street parking. The rear garden is a real highlight, being attractively terraced and thoughtfully landscaped with a rockery, colourful planting and a three-tiered lawn, all enclosed by established hedging. A pathway to the rear of the property leads directly towards the local primary school, adding further appeal for families with young children. Situated in the sought-after residential area of Bradway, Sheffield S17, the property is well placed for local amenities, reputable schools, independent shops and recreational facilities. The surrounding countryside and green spaces offer excellent opportunities for walking and outdoor pursuits, while convenient transport links provide access to Sheffield city centre and the neighbouring areas.





- Spacious Detached Family Home
- Superb Far Reaching Views
- No Onward Chain
- Dual Aspect Open Plan Living / Dining
- 3 Good Sized Bedrooms

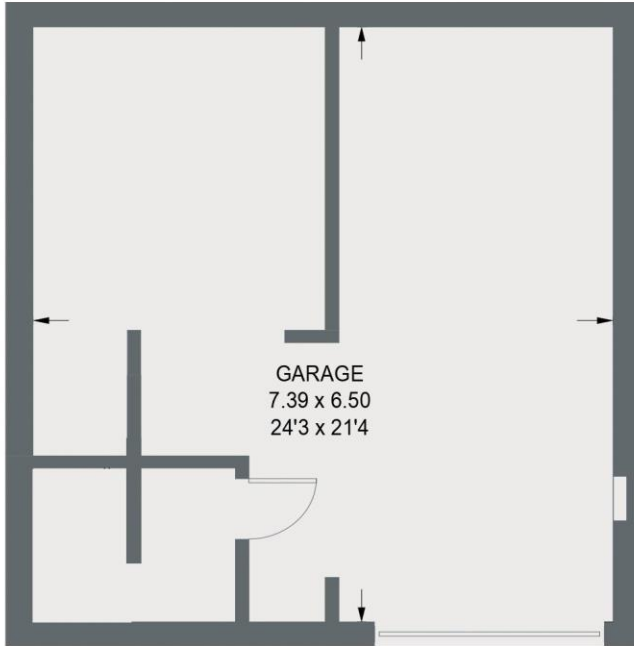
- Great Family Location & Local Schools
- Landscaped Terraced Garden
- Driveway & Extensive Garage
- In Process of Buying Freehold
- Council Tax Band D, EPC Rating TBC



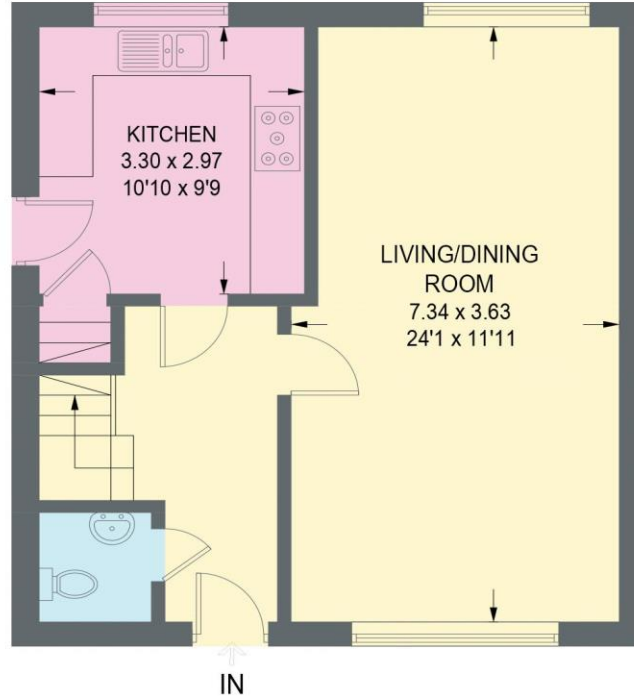


12 ST QUENTIN RISE

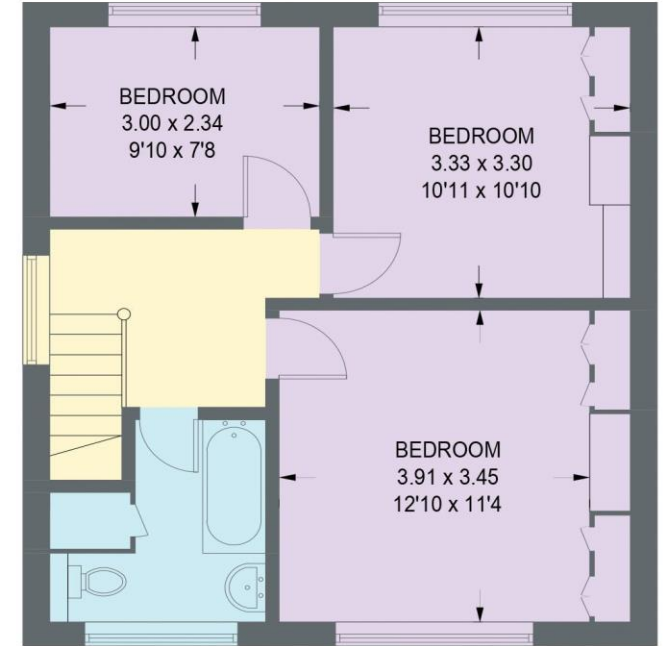
APPROXIMATE GROSS INTERNAL AREA = 142.9 SQ M / 1537 SQ FT



LOWER GROUND FLOOR
47.8 SQ M / 514 SQ FT



GROUND FLOOR
47.7 SQ M / 513 SQ FT



FIRST FLOOR
47.4 SQ M / 510 SQ FT

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



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