







51 Durlstone Drive

Gleadless • Sheffield • S12 2TT

Guide Price £200,000 - £210,000

A spacious three-bedroom semi-detached family home, which has been lovingly cared for by the same family for over 60 years. Purchased from new by its sole owner, the property offers well-proportioned accommodation with excellent potential for updating and modernising to suit individual tastes. The property benefits from a generous driveway providing ample off-road parking, a detached garage with excellent potential to create a home office or workshop, and further scope to extend or develop, subject to the necessary planning and building consents. Offered with no onward chain, this is an exciting opportunity for buyers looking to create a long-term family home. The front-facing living room is a generous and welcoming reception space, enjoying plenty of natural light from the large front window. The room features carpeting and a gas coal-effect fire, creating a traditional focal point. To the rear is a separate dining room, overlooking the garden and enjoying a pleasant outlook across the rear outdoor space. This provides a good-sized area for family dining and entertaining. The kitchen overlooks the garden and is fitted with a range of base and wall units, together with space and plumbing for appliances. There is an integrated oven and gas hob, while a generous walk-in pantry provides additional storage and features partial wall tiling. The first floor provides two good-sized double bedrooms, both benefiting from carpeting and ample space for wardrobes and bedroom furniture. The third bedroom is smaller in size but offers excellent versatility, making an ideal nursery, child's bedroom or home office. The modern shower room is accessed via a sliding door and features a walk-in rainfall shower, vanity wash hand basin, WC and chrome heated towel rail. The first-floor landing provides useful built-in storage and access to the insulated loft space, offering further potential for storage and possible future development, subject to the necessary consents. Externally, the front of the property features a lawned garden alongside a generous driveway providing parking for multiple vehicles, which continues to the detached garage. The garage offers excellent potential to create a home office, workshop or other useful ancillary space and benefits from a side access door and window. The attractive, low-maintenance rear garden features a combination of partial artificial lawn, attractive planting and a wooden pergola, providing an appealing seating or entertaining area. There is also useful built-in brick-built outdoor storage. Durlston Drive is situated in the popular Gleadless area of Sheffield, S12, offering convenient access to local shops, schools and amenities. Excellent public transport and road links provide easy access to Sheffield city centre and surrounding areas, while nearby green spaces provide opportunities for outdoor recreation.





- Semi Detached Family Home in S12
- 3 Bedrooms & Modern Shower Room
- 2 Reception Rooms
- In Need Of General Updating
- Potential to Develop / Extend

- Excellent Transport Links
- Low Maintenance Rear Garden
- Generous Driveway & Detached Garage
- Lease 800 years from 1964 £10pa - Coppen Estates
- Council Tax Band B, EPC Rating D



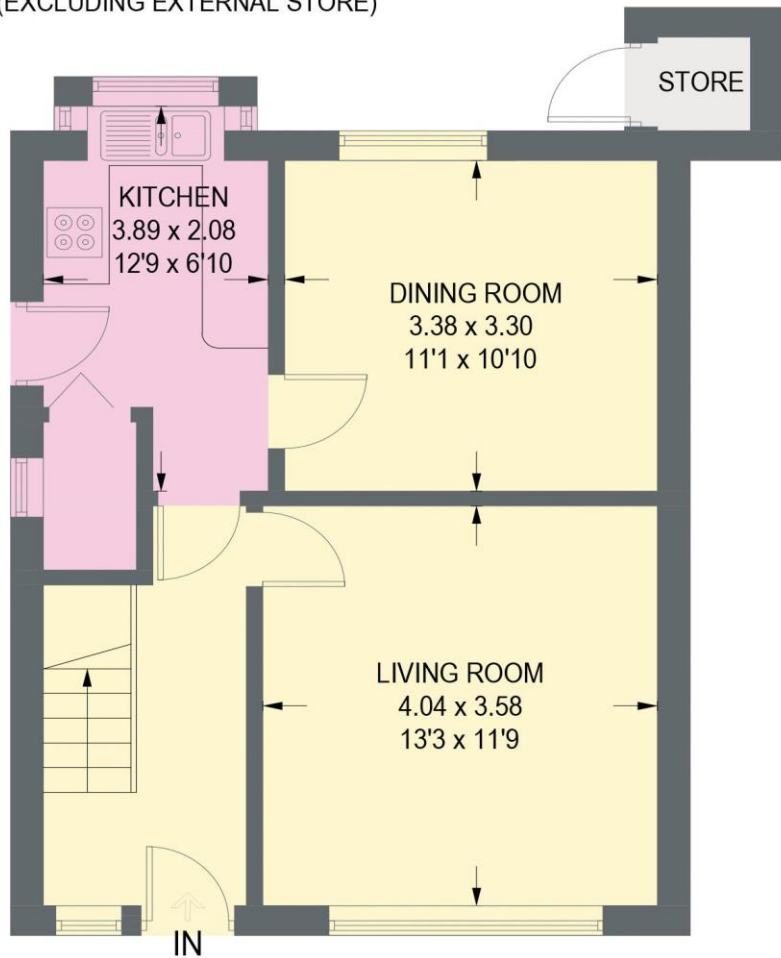
51 DURLSTONE DRIVE

APPROXIMATE GROSS INTERNAL AREA = 85.5 SQ M / 920 SQ FT

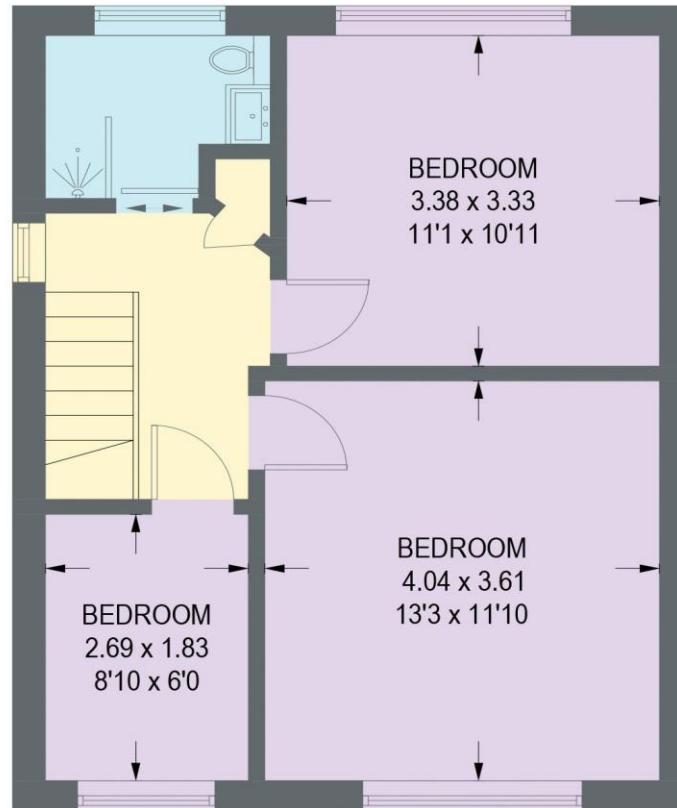
GARAGE = 13.6 SQ M / 146 SQ FT

TOTAL = 99.1 SQ M / 1066 SQ FT

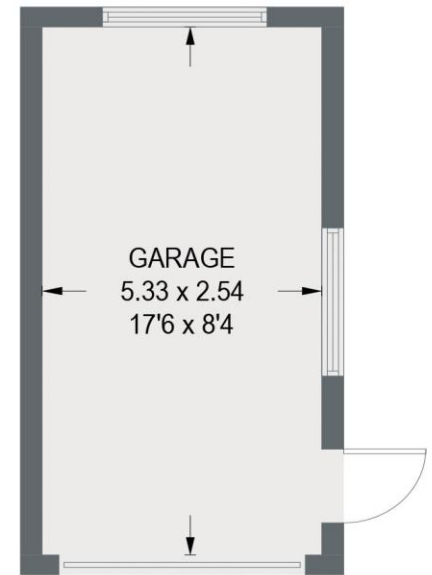
(EXCLUDING EXTERNAL STORE)



GROUND FLOOR
43.2 SQ M / 465 SQ FT



FIRST FLOOR
42.3 SQ M / 455 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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