



**Holly Corner, 49 Bradway Road, Bradway, Sheffield, South  
Yorkshire, S17 4QP**  
Offers In The Region Of £495,000

- Superb Detached Bungalow
- NO CHAIN
- Stylish Kitchen
- Convenient Location
- Ample Off Road Parking and Large Double Garage
- Four Bedrooms
- Well Presented Accommodation
- Three Bath/Shower Rooms
- Close To Local Amenities and Countryside
- Well Maintained Mature Gardens

# 49 Bradway Road, Sheffield S17 4QR

Andersons are delighted to offer to the market with the benefit of NO CHAIN this stunning, detached bungalow located in the highly desirable suburb of Bradway. Standing in a good sized, corner plot which benefits from a large driveway, double garage and well maintained mature gardens. The property benefits from a modern kitchen, stylish en-suite and shower room, gas central heating, uPVC double glazing solar panels and offers generous and versatile living accommodation with potential scope to further develop.

Bradway is a much sought after residential suburb. Located on the south western edge of Sheffield with direct access into Sheffield City Centre, either by car or on public transport. The area has always been a firm family favourite due to its highly regarded schooling for all age groups and excellent sporting and recreational facilities. St James retail park has some well known high street names, there are also local shops in Greenhill and Bradway, three major supermarkets close by along with, a gym and fast food outlets. Being located so close to these vibrant areas doesn't mean that you need to miss out on nature or a place to relax, there are woodland and parks close by and of course the Peak District National park is just on your doorstep.



Council Tax Band: E



## ACCOMMODATION

### GROUND FLOOR

#### UTILITY ROOM

8'11" x 4'7"

Fitted with a range of units above and below roll top works surfaces which incorporate a single drainer stainless steel sink with mixer tap. There are ceramic tiled splashback, a useful pantry, a side facing UPVC double glazed window, space and plumbing for automatic washing machine and UPVC entrance door with glazed side panel.

#### CLOAKROOM

4'11" x 3'2"

Previously utilised as a WC and potentially suitable for use in the future (subject to investigative works by a plumber). Currently utilised for cloaks and general storage and benefiting from the side facing UPVC double glazed window.

#### LOBBY

Which leads into the Garage, With space for a tumble dryer, shelving and the electrical consumer unit is located here.

#### KITCHEN/DINER

13'11" x 10'5"

Fitted with a comprehensive range of stylish grey shaker style units, above and below granite works surfaces which benefit from complementary up stand and splashback. Incorporated within is a one and a half bowl sink with mixer taps, low level fridge, integrated dishwasher, single electric oven, integrated microwave and ceramic hob with extractor over. There is also a good sized walk in pantry with shelving. and rear and side facing uPVC double glazed windows which makes this a light and welcoming room.

#### HALLWAY

Connecting principal rooms and benefiting from stylish flooring, coving to the ceiling, good size cloak closet, useful storage cupboard and boiler cupboard which house the warm central heating boiler and further storage provided for the hot water cylinder. Access to the loft storage space is gained from here.

#### LIVING ROOM

18'4" x 13'11"

A well-proportioned reception room which benefits from its southerly aspect and has a uPVC double glazed window, coving to the ceiling, wall lights, stylish fireplace and French doors which lead into the conservatory.

#### CONSERVATORY

Providing a delightful area to sit, relax and enjoy the garden,

#### BEDROOM ONE

17'5" x 9'10"

Having a rear facing uPVC double glazed window, coving to the ceiling, wall light and two built in double wardrobes.

#### EN-SUITE

9'8" x 3'3"

A beautifully appointed en-suite benefiting for a high flush WC, stylish curved vanity sink unit and a large walk-in shower with floor drain and twin head thermostatic shower. There are ceramic tiles to the wall, geometric tiled flooring, side facing UPVC double glazed window, recess ceiling spotlights and extractor fan.

#### BEDROOM TWO

19'4" x 7'11"

Fitted with a range of wardrobes comprising of hanging, shelf and overhead storage. There is also a front facing uPVC window and coving to the ceiling.

#### BEDROOM THREE

11'4" x 8'0"

Having a rear facing uPVC double glazed window, coving to the ceiling and wall light.

#### BEDROOM FOUR

11'4" x 8'2"

Having a rear facing uPVC double glazed window, coving to the ceiling, wall light and built in ceiling to floor storage cupboard.

#### SHOWER ROOM

7'10" x 3'7"

Recently installed and benefiting from a contemporary white suite which comprises of a walk in shower cubicle with floor drain and twin head thermostatic shower, floating vanity wash hand basin and low flow WC. There are stylish tiled floor and walls, a front facing uPVC double window, recessed ceiling spotlights and extractor fan.

#### FAMILY BATHROOM

7'6" x 7'3"

Fitted with a three-piece white suite comprising of bath, low flush WC and wash hand basin. There are ceramic tiles to the walls, front facing UPVC double glazed window, extractor fan and useful illuminated storage cupboard.

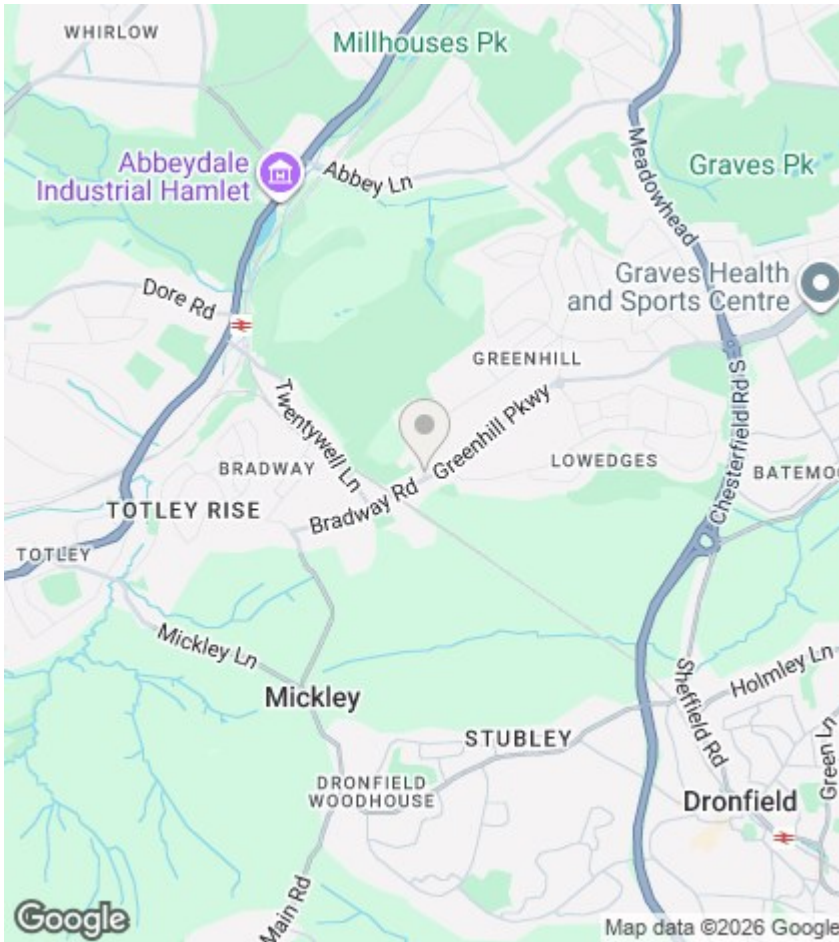
#### GARAGE

21'1" x 19'5"

Having double electric roller doors, two side facing UPVC double glazed windows, power and light.

#### WORKSHOP

With power light and built-in workbench with storage.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

