







38 Durlstone Drive

Gleadless • Sheffield • S12 2TT

Guide Price £220,000 - 230,000

Situated within a quiet cul-de-sac in the popular residential suburb of Gleadless, this well-proportioned three-bedroom semi-detached home offers flexible open-plan living, generous bedroom accommodation and an attractive enclosed rear garden. Benefiting from a driveway, detached garage and a pleasant setting, the property is ideal for first-time buyers, young families and downsizers alike. An open front porch leads into a bright and airy entrance hallway, creating a welcoming first impression. The ground floor is centred around a versatile open-plan living and dining space. The bay-fronted living room is stylishly presented in contemporary tones with fitted carpeting and enjoys excellent natural light. An archway opens into the dining area, creating a sociable layout ideal for both everyday living and entertaining. An internal feature window provides a connection to the kitchen whilst allowing additional light to flow through the space. The wraparound fitted kitchen overlooks the rear garden and offers an excellent range of storage units complemented by contrasting work surfaces. Integrated appliances include an oven and gas hob, whilst a breakfast bar provides the perfect spot for casual dining whilst enjoying views over the garden. A side entrance door offers convenient external access. Practical storage has been thoughtfully incorporated, with a generous under-stairs cupboard and an additional pantry/storage cupboard located at the end of the kitchen. To the first floor, the principal bedroom is a generous front-facing double room featuring fitted sliding mirrored wardrobes and a large window allowing plenty of natural light. A second double bedroom overlooks the rear garden and benefits from extensive fitted wardrobe storage. The third bedroom provides a versatile space ideal as a child's bedroom, nursery or home office/study. The bathroom is fitted with a modern white three-piece suite comprising a bath with shower over, wash hand basin and WC, complemented by partial wall tiling. Externally, the property enjoys excellent outdoor space. A driveway provides off-road parking and leads to a detached garage. The enclosed rear garden offers a good degree of privacy and features a stone-paved patio, raised decked terrace, lawn and well-stocked planted borders, all enclosed by fencing to create a wonderful space for outdoor relaxation and entertaining. Durlstone Drive is situated within the well-established suburb of Gleadless, a popular residential area to the south-east of Sheffield. The location is well served by local shops, supermarkets, schools and recreational facilities, whilst excellent transport links include nearby Supertram stops providing easy access to Sheffield city centre. The area also offers convenient access to the Sheffield Parkway, M1 motorway network and a range of green spaces and countryside walks.

Be aware of
Dog Kisses





- 3-Bedroom Semi-Detached Property in S12
- Generously Proportioned
- Spacious Open Plan Living Area
- Modern Kitchen with Integrated Appliances
- Gas Central Heating & Double Glazing
- Excellent Transport Links
- Driveway & Garage
- Attractive Rear Garden
- Lease 800yr lease, 736yrs remaining
- Council Tax Band C, EPC Rating C

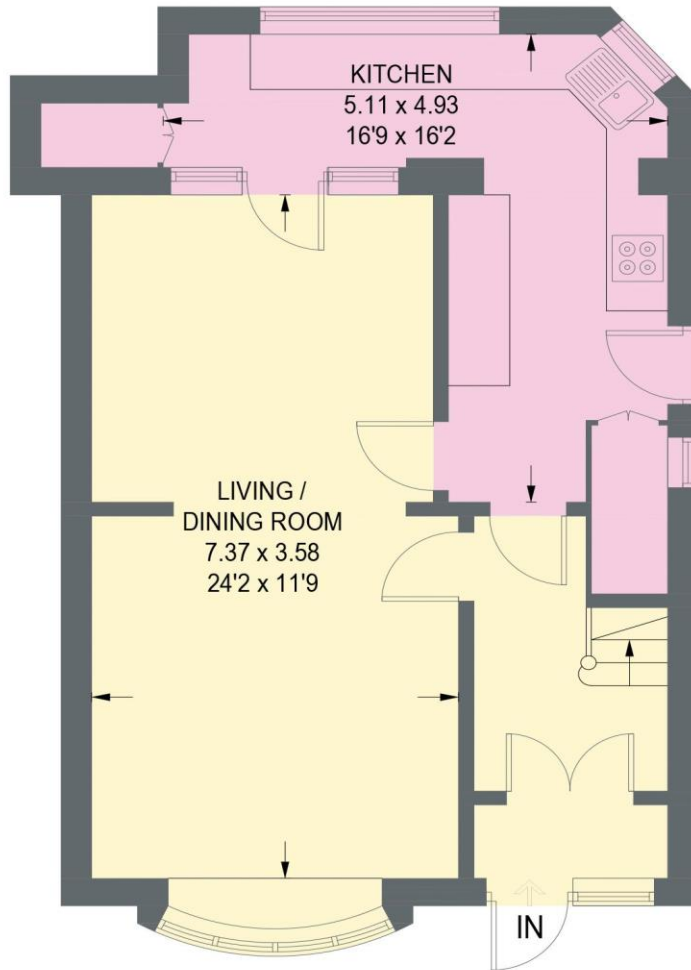


38 DURLSTONE DRIVE

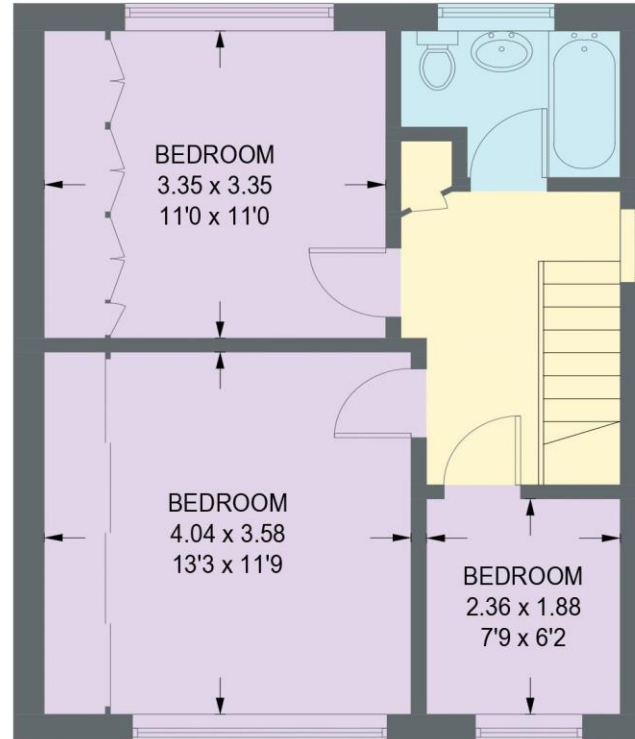
APPROXIMATE GROSS INTERNAL AREA = 93.7 SQ M / 1008 SQ FT

GARAGE = 16.8 SQ M / 181 SQ FT

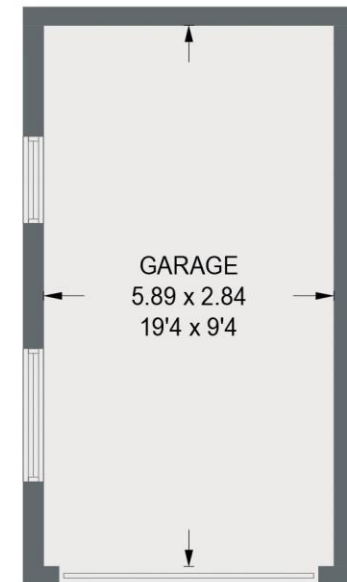
TOTAL = 110.5 SQ M / 1189 SQ FT



GROUND FLOOR
51.6 SQ M / 555 SQ FT



FIRST FLOOR
42.1 SQ M / 453 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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