







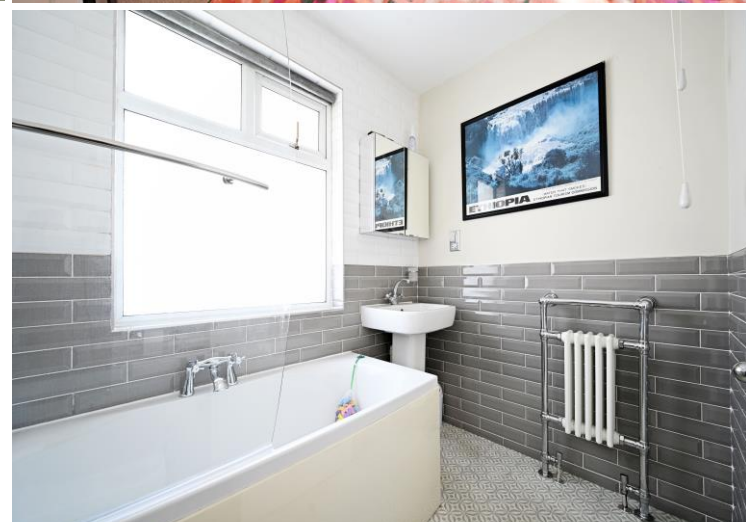
21 Carfield Avenue

Sheffield • South Yorkshire • S8 9HY

Asking Price £350,000

A spacious, brick built, bay fronted, elevated semi detached family home, beautifully presented throughout and enjoying an enviable position on the highly sought after Carfield Avenue in the heart of Meersbrook, Sheffield. Offering stylish, open plan living and attractive, tiered gardens, this superb property is perfectly suited to both families and first time buyers alike. The property opens via a composite front door into a light and airy hallway, enhanced by a charming stained glass side window. To the front, the bay fronted lounge provides a warm and inviting space, featuring muted, calming tones, bespoke storage within the alcoves, fitted shelving, a log burning stove set upon a stone hearth, and a neutral carpet, creating a cosy yet elegant feel. To the rear lies the true hub of the home, an impressive open plan family space, thoughtfully designed and flooded with natural light via beautiful bifold doors opening onto the garden. This versatile area offers clearly defined zones for living, dining, and entertaining, making it ideal for modern family life. The contemporary kitchen is fitted with matte finish units complemented by contrasting concrete effect worktops and benefits from a range of integrated appliances, including a dishwasher, fridge freezer, oven, and induction hob. A useful walk in pantry provides additional storage and space for laundry appliances, while a side door offers convenient access to the garden. To the first floor, there are three generously proportioned double bedrooms, all tastefully decorated in neutral tones. Two of the bedrooms enjoy a pleasant aspect overlooking the rear garden, while the third is positioned to the front. The accommodation is completed by a stylish family bathroom, fitted with a modern three piece suite, partial tiling, decorative vinyl flooring, and a traditional heated towel rail. Externally, the property is set slightly elevated from the road, with an attractive front forecourt enhancing its kerb appeal. A side gated pathway leads to a beautifully landscaped, enclosed rear garden, arranged over tiers to create a variety of usable spaces. A stone terrace provides an ideal setting for outdoor seating and entertaining, complemented by an attractive stone filled gabion feature draped in established ivy, with steps rising to an upper level lawn. The garden is further enhanced by mature planting and well stocked borders, creating a private and tranquil outdoor retreat. Additional benefits include an outhouse with a living roof and useful under house storage. Situated in the ever popular Meersbrook area of Sheffield, this property enjoys a superb location well suited to both first time buyers and families alike, with excellent local amenities, independent cafés and shops nearby, as well as the much loved Meersbrook Park offering green open space and far reaching views, all combining to create a strong sense of community with convenient access to the city centre and surrounding countryside.





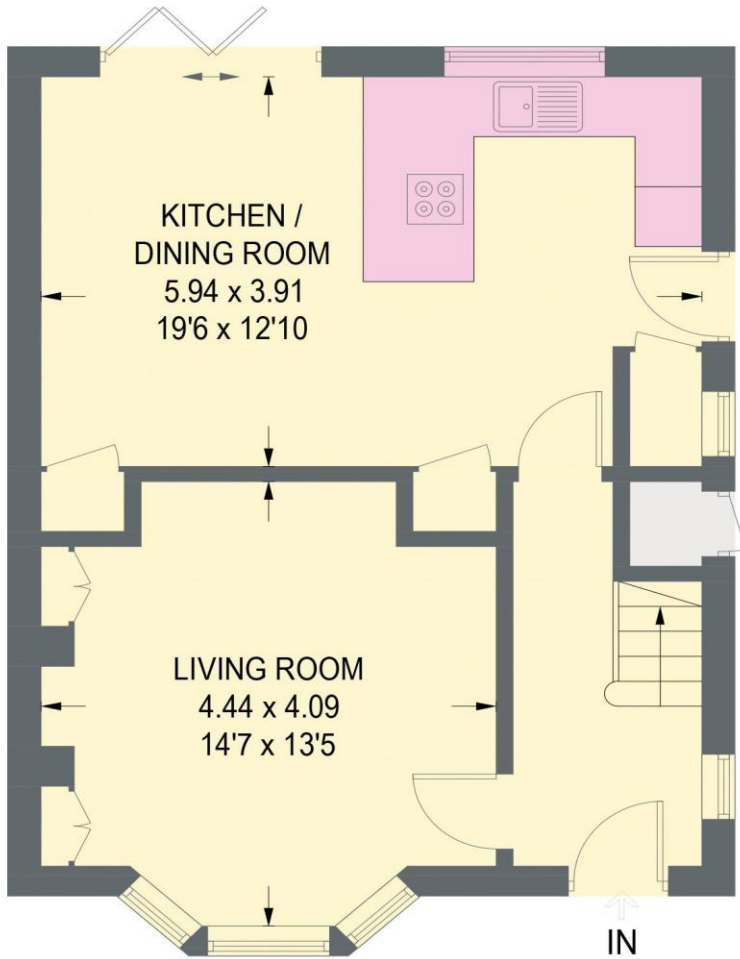
- Stylish Semi-Detached Family Home
- 3 Good Sized Bedrooms
- Superb Open Plan Dining Kitchen
- Cosy Lounge with Log Burner
- Contemporary Bathroom

- Light & Airy Modern Decor
- Attractive Enclosed Rear Garden
- Sought After Location in Meersbrook
- Freehold
- Council Tax Band B, EPC Rating C

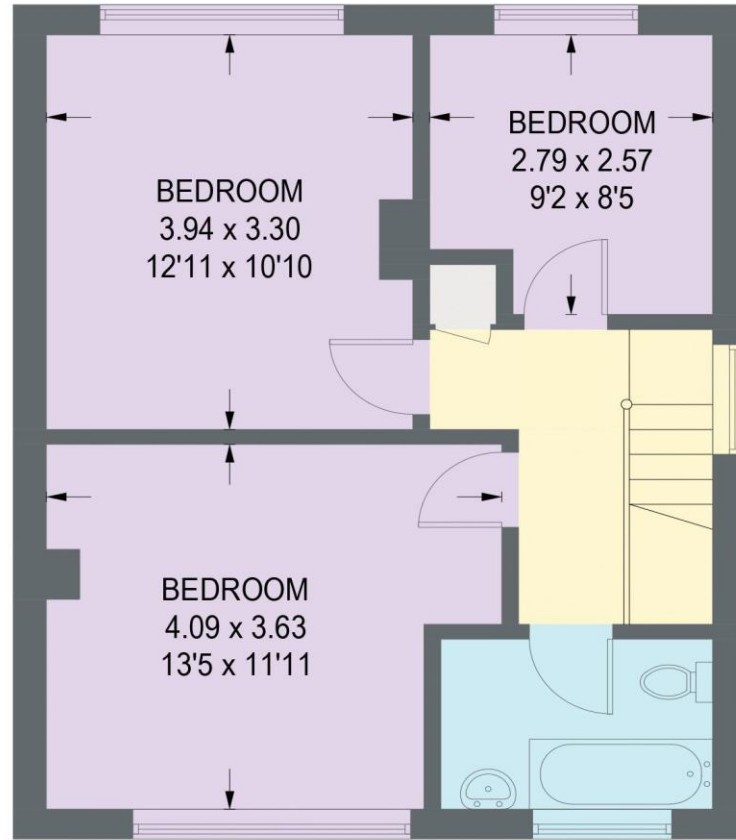


21 CARFIELD AVENUE

APPROXIMATE GROSS INTERNAL AREA = 94.3 SQ M / 1014 SQ FT
(EXCLUDING GARDEN / EXTERNAL STORE)



GROUND FLOOR
47.8 SQ M / 514 SQ FT



FIRST FLOOR
46.5 SQ M / 500 SQ FT

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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

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