



# Beaver Drive, Sheffield, S13 9QL

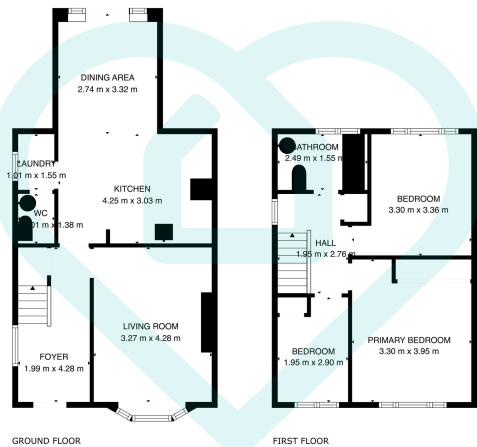
£290,000

3 1 1



Situated in the popular residential area of Handsworth, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation ideal for families, first-time buyers or those looking to upsize. The property is approached via a generous driveway providing extensive off-road parking and access to a single garage. To the front is a neatly maintained garden, whilst to the rear the property benefits from an enclosed garden offering an excellent space for outdoor entertaining, family enjoyment and relaxation. Internally, the accommodation briefly comprises an entrance hall leading through to a spacious living room positioned to the front of the property, benefiting from a large bay window allowing for plenty of natural light. To the rear is an impressive open-plan kitchen/diner fitted with a range of units and providing ample space for dining and entertaining, with double doors opening onto the rear garden. The ground floor further benefits from a useful utility room and separate WC. To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite. Bedroom One and Bedroom Two are both generous double rooms, whilst Bedroom Three would make an ideal child's bedroom, nursery or home office. The property is conveniently located close to a range of local amenities, schools, transport links and commuter routes, making it ideally positioned for modern family living. Early viewing is highly recommended to fully appreciate the accommodation and location on offer. Handsworth is a well-established and highly regarded suburb located to the east of Sheffield, popular with families and professionals alike due to its excellent range of amenities, schools and transport links. The area offers a blend of traditional community atmosphere and modern convenience, with a variety of local shops, supermarkets, cafes and public houses nearby. Handsworth benefits from easy access to Sheffield City Centre, the Parkway, M1 motorway network and Rotherham, making it an ideal location for commuters. The area is also well served by reputable schools, parks and leisure facilities, contributing to its strong appeal as a desirable residential location.



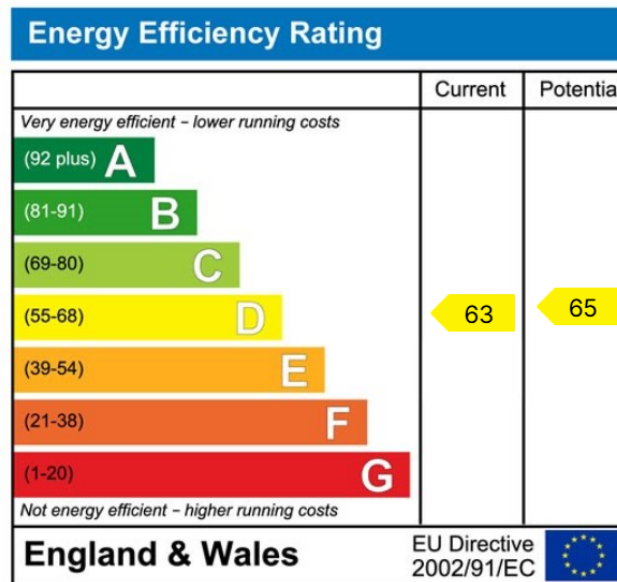


TOTAL 88 m<sup>2</sup>  
GROUND FLOOR: 49 m<sup>2</sup>; FIRST FLOOR: 40 m<sup>2</sup>  
EXCLUDED AREAS: BAY WINDOW: 1 m<sup>2</sup>; WALLS: 9 m<sup>2</sup>

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Handsworth is a well-established suburb to the east of Sheffield
- Strong local community feel with a traditional neighbourhood atmosphere
- Selection of public houses and casual dining options nearby
- Easy access to the Sheffield Parkway, M1 motorway and Rotherham
- Close to parks and green spaces offering outdoor recreation
- Highly regarded residential area popular with families and professionals
- Wide range of local amenities including shops, supermarkets and cafés
- Excellent transport links into Sheffield city centre and surrounding areas
- Well served by reputable primary and secondary schools
- Attractive location for commuters seeking convenience and affordability



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