







## 17 Wayland Road

Sheffield • South Yorkshire • S11 8YD

Guide Price £325,000 - £350,000

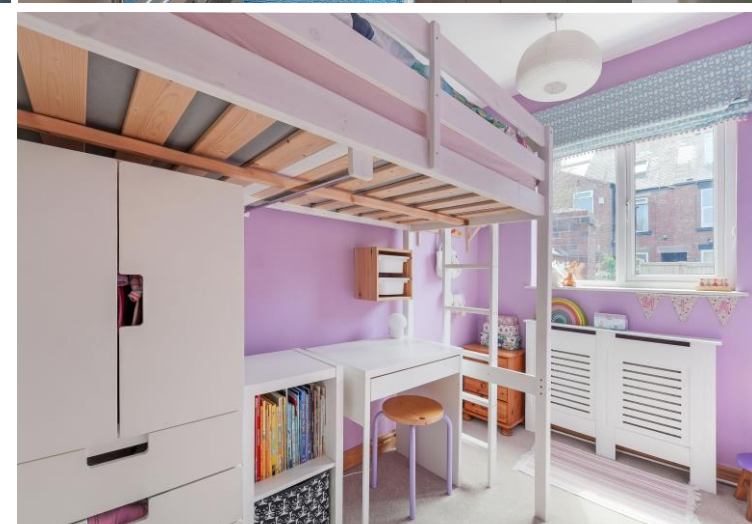
A stunning three-bedroom family home, beautifully presented throughout and brimming with character, period features and rustic charm, perfectly balanced with stylish modern décor. Situated on a sought-after residential road in the heart of Sharrow, this delightful property enjoys a fresh, light and airy feel throughout and benefits from a beautiful south-facing rear garden. The accommodation is arranged over three floors and begins with a welcoming bay-fronted living room, a warm and inviting space featuring elegant coving, a ceiling rose, sash window and warm neutral décor. A log-burning stove set within an exposed brick fireplace with a stone hearth creates a wonderfully cosy focal point and enhances the room's homely atmosphere. To the rear of the property is a superb open-plan dining kitchen, flooded with natural light and enjoying lovely views across the garden. The dining area combines period charm with contemporary styling, featuring painted wooden flooring, stylish modern tones and an attractive open fireplace with a wooden surround. The adjoining off-shot kitchen is fitted with wooden units complemented by solid wooden worktops and a cheerful tiled splashback. There is an integrated oven and gas hob, space and plumbing for a washing machine, side and rear-facing windows, and direct access to the garden. A cellar accessed from the dining area provides excellent additional storage. Stripped wooden stairs rise to the first-floor landing, where neutral carpeting continues the home's tasteful presentation. The principal bedroom is a generous front-facing double room decorated in calming muted tones and benefits from wardrobe hanging space within a walk-in closet cleverly created over the stairs. To the rear is a versatile second bedroom, ideal as a child's bedroom, nursery or home office, overlooking the garden. The family bathroom is fitted with a traditional three-piece white suite and includes a shower over the bath, stylish wall tiling, tiled flooring and a chrome heated towel rail. Occupying the entire second floor is a spacious and versatile double bedroom, which could also serve as a flexible living space, studio or work-from-home area. This bright room features neutral carpeting, block-colour décor, a generous rear-facing Velux window and useful storage within the eaves. Externally, the property is complemented by a particularly attractive south-facing rear garden. A raised lawn enclosed by a rustic brick wall leads to a stone patio seating area, creating the perfect setting for outdoor dining and entertaining. Established, colourful planted borders provide year-round interest, while a brick-built outhouse offers valuable external storage. Enjoying a sunny aspect throughout the day, this charming garden is a true sun trap and a wonderful extension of the living space. Wayland Road enjoys an excellent position within the ever-popular suburb of Sharrow, just a short stroll from the independent shops, cafés and restaurants of Sharrow Vale Road and the vibrant amenities of Ecclesall Road. Beautiful green spaces including Endcliffe Park are within easy reach, while Sheffield City Centre is readily accessible. The area is highly regarded by families, benefiting from excellent local schooling and popular school catchment areas. Combining character, style, generous accommodation and a fantastic location, this is a truly lovely family home in one of Sheffield's most desirable neighbourhoods.





- Stunning Mid Terrace in S11
- Character, Period Features & Rustic Charm
- 3 Well Presented Bedrooms
- Cosy Lounge & Log Burner
- Spacious Dining Kitchen

- Light & Airy Feel Throughout
- Short Walk to Sharrow Vale & Ecclesall Road
- South Facing Attractive Rear Garden
- Lease TBC
- Council Tax Band B, EPC Rating C





# WAYLAND ROAD

APPROXIMATE GROSS INTERNAL AREA = 85.6 SQ M / 921 SQ FT

CELLAR = 15.4 SQ M / 166 SQ FT

TOTAL = 101.0 SQ M / 1087 SQ FT

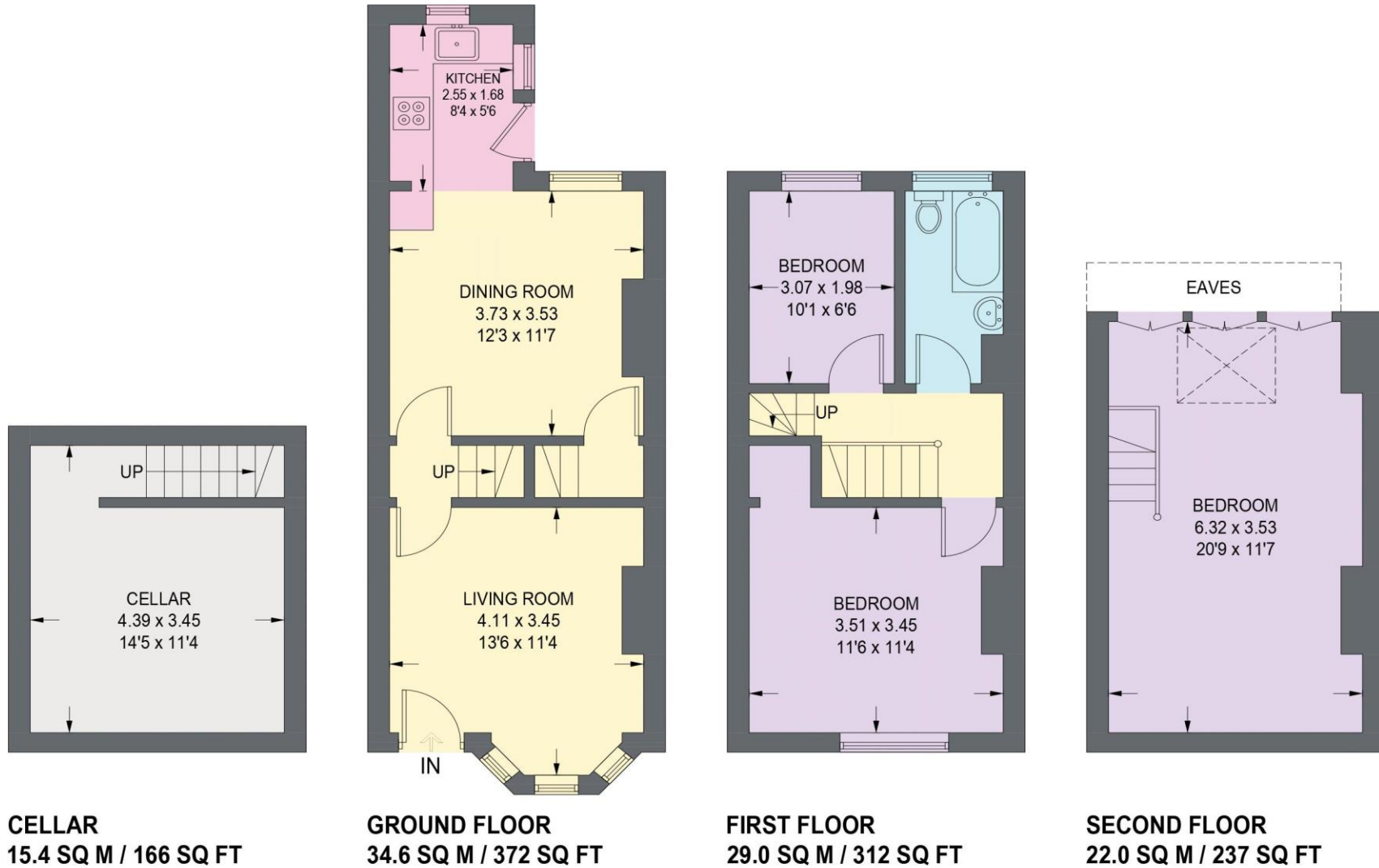


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1313944)



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