



**Hutcliffe Wood Road, Beauchief**  
Sheffield

Guide Price  
**£350,000 - £375,000**



**Property Type:** Semi Detached House

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

Guide Price £350,000 - £375,000. A beautifully presented extended three-bedroom family home positioned in a highly desirable location, benefitting from a good sized garden, spacious open plan living/diner and useful garage for storage.

Property reference: RB0377

- Beautifully Presented Three-Bedroom Family Home
- Bright Open-Plan Living/Dining Room with Bay Window
- Spacious L-Shaped Kitchen
- Downstairs W.C.
- Modern family bathroom
- Generous Garden
- Large Driveway and Garage
- Sought-After Area
- Viewing Essential
- Property reference: RB0377





Guide Price £350,000 - £375,000. A beautifully presented three-bedroom family home positioned in a highly desirable and tranquil corner of south Sheffield.

The ground floor showcases a bright and elegant open-plan living and dining space, enhanced by a charming bay window, an attractive feature fireplace and sleek sliding doors that open seamlessly onto the rear garden. The L-shaped kitchen offers a good amount of workspace and storage, complete with a gas hob and ample room for a large fridge-freezer, washing machine and dishwasher. There is also a versatile area ideal for a breakfast bar or informal dining. A stylish downstairs W.C. and direct internal access to the garage add further practicality and convenience.

Upstairs, the property features three inviting and well-proportioned bedrooms, including a refined principal bedroom with integrated wardrobes. The modern family bathroom is finished to a high standard, providing a calm and contemporary space.

Externally, the home benefits from a generous lawned rear garden with a patio perfect for outdoor dining, while the front of the property offers a substantial block-paved driveway and a garage.

Perfectly placed for modern family living, the location combines peaceful woodland surroundings with access to well-regarded local schools, as well as the vibrant shops, cafés and amenities of Woodseats. Excellent transport links ensure effortless commuting, making this an exceptional opportunity in a sought-after residential setting.

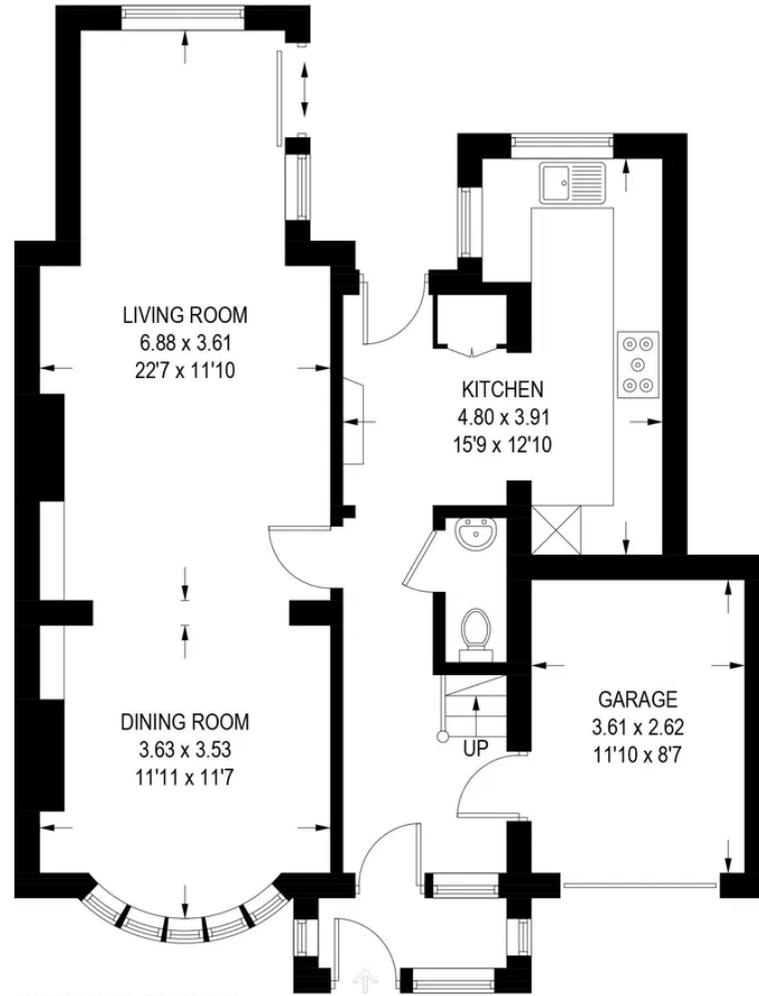
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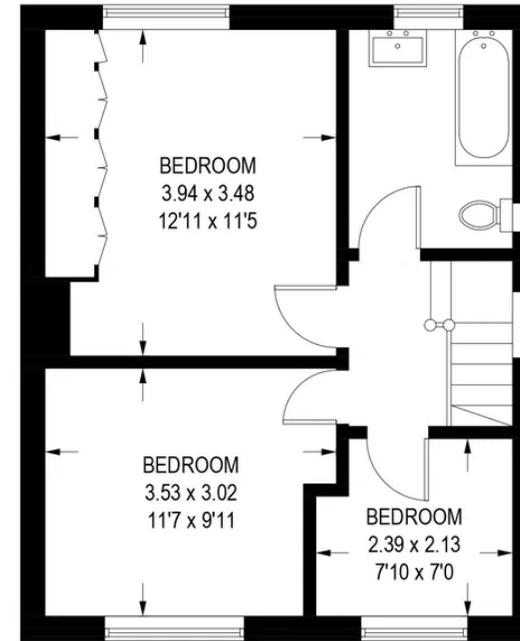


# 94 HUTCLIFFE WOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 113.2 SQ M / 1218 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR**  
72.7 SQ M / 782 SQ FT



**FIRST FLOOR**  
40.5 SQ M / 436 SQ FT

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

**Rachel Bedford**



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