







30 Longford Road

Sheffield • South Yorkshire • S17 4LQ

Asking Price £425,000

Situated on a popular, tree-lined road in Bradway, this extended four-bedroom semi-detached family home offers spacious and versatile accommodation arranged over three floors, together with a superb self-contained lower-ground-floor annex, extensive driveway, detached garage, generous gardens, summer house and elevated views. The property is particularly suited to families seeking flexible living arrangements, with the lower-ground-floor annex providing excellent separate accommodation for older children, dependent relatives, guests or those working from home, while remaining within the family home. The accommodation begins with an inviting entrance hallway featuring attractive herringbone-effect tiled flooring, creating a warm and homely first impression. The bay-fronted living room is presented in warm neutral tones with neutral carpeting and a modern fireplace, creating a cosy and comfortable space. It can be accessed from the hallway or via doors leading through to the rear dining kitchen. To the rear is a particularly impressive light and airy open-plan dining kitchen, forming the heart of the home. The kitchen is fitted with Shaker-style wall and base units, contrasting work surfaces, integrated oven, gas hob, washing machine and microwave, together with useful plinth lighting. A breakfast bar provides informal seating, while a box bay window and French doors flood the space with natural light. The French doors open onto the raised decked terrace, creating a wonderful connection between the kitchen, garden and far-reaching views. The terrace provides an excellent additional seating and entertaining area and acts as a natural extension of the living space. A side porch provides useful additional utility space and leads to a walk-in pantry and ground-floor WC. To the first floor are two generous double bedrooms and a further smaller bedroom. The principal bedroom benefits from extensive full-length fitted wardrobe storage, a generous window and elegant décor. There is a further rear-facing double bedroom, while the smaller front-facing bedroom has built-in storage and would make an ideal child's bedroom, nursery or home office. The modern shower room is stylishly appointed with contemporary tiling and attractive wood-effect panelling, together with a rainfall shower, wash hand basin, WC and chrome heated towel rail. Stairs continue from the first-floor landing to the second floor, where a side window and built-in wardrobe storage lead to a superb fourth double bedroom or flexible additional living space. This versatile room benefits from a rear-facing Velux window, generous eaves storage and contemporary grey-toned décor, making it suitable as a bedroom, teenage retreat, home office or additional reception space. Located beneath the main house and accessed independently from the side, the self-contained lower-ground-floor annex provides excellent additional accommodation. It comprises a living area with French doors opening directly onto the garden, a fitted kitchen and a separate bedroom area with extensive fitted storage. There is also a fully tiled modern shower room. The annex offers considerable flexibility for parents or dependent relatives, older children seeking greater independence, visiting family and guests, or those requiring a separate work or hobby space, while remaining conveniently connected to the main home. To the front is a garden and extensive driveway providing parking for multiple vehicles and leading to a detached garage. The rear garden is predominantly laid to lawn and offers an excellent space for family life and outdoor entertaining. There is also a useful shed and a summer house, currently used as a gym but equally suitable as a home office, hobby room or recreational space. The raised decked terrace, accessed directly from the dining kitchen, provides a superb outdoor extension to the living accommodation and makes the most of the elevated position and beautiful views. Longford Road is situated in the popular residential area of Bradway, on the southern side of Sheffield, and is particularly appealing to families. The area offers a pleasant suburban setting with established greenery, local shops, cafés, amenities and recreational facilities, together with excellent access to surrounding countryside and green spaces. There are a number of schools nearby, while Sheffield city centre and the wider road network are readily accessible, making Bradway a desirable location for those seeking a balance between family-friendly surroundings, outdoor space and convenient access to the city and surrounding areas.





- Extended Semi Detached Family Home
- 4 Bedrooms & Modern Shower Room
- Lower Ground Self Contained Annexe
- Light & Airy Accommodation
- Open Plan Dining Kitchen

- Superb Far Reaching Views
- Stunning Terrace & Garden
- Extensive Driveway & Garage
- Freehold
- Council Tax Band C, EPC Rating D



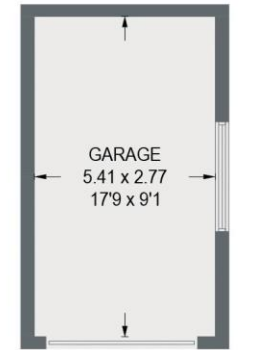
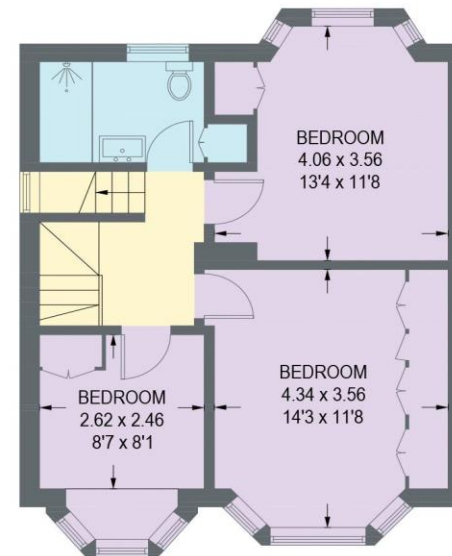
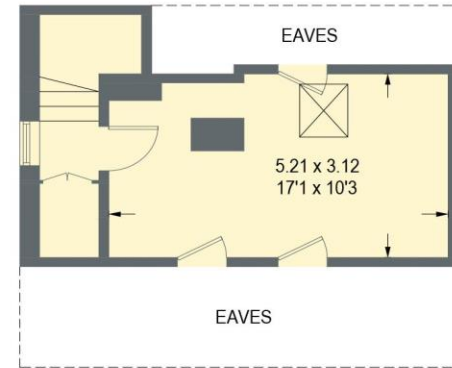


30 LONGFORD ROAD

APPROXIMATE GROSS INTERNAL AREA = 154.5 SQ M / 1663 SQ FT

GARAGE / STORE = 18.7 SQ M / 201 SQ FT

TOTAL = 173.2 SQ M / 1864 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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