







11 Rustlings Court

Graham Road • Sheffield • S10 3HQ

Asking Price £295,000

A stunning three-bedroom ground floor apartment, beautifully refurbished and renovated throughout to create a stylish, light-filled contemporary home. Offering spacious and versatile accommodation, this impressive property combines modern design with practical living, complemented by resident parking, a private garage and an attractive stone terrace. Accessed via a secure communal entrance, an inner hallway leads to the apartment's private front door. Upon entering, the quality and attention to detail are immediately apparent, with natural light flooding the interior and creating a bright, welcoming atmosphere. The bathroom is positioned to the right of the entrance hall and features a beautifully presented traditional-style suite, including a roll-top bath with rainfall shower and glazed screen, floating wash hand basin with sensor lighting, and WC. A striking black-framed glazed door leads through to the superb open-plan living and dining space. Finished with Amtico herringbone flooring and crisp neutral décor, this generous room provides exceptional flexibility for both everyday living and entertaining. Sliding patio doors open directly onto a beautifully refurbished stone terrace, seamlessly connecting the indoor and outdoor spaces. Leading from the living area is a dedicated study space, complete with a curved fitted desk and additional room for storage, creating the perfect home-working environment. The kitchen is fully fitted with a range of wall and base units, complemented by solid wooden worktops. Integrated appliances include an oven, electric hob, fridge freezer, washing machine and slimline dishwasher, with additional space for a breakfast table. The accommodation continues with three bedrooms. The principal bedroom is a well-proportioned double featuring a generous window with made-to-measure blinds, fitted storage housing the boiler and an archway leading through to a useful walk-in wardrobe/dressing area, offering excellent storage potential and flexibility. To the rear are two further bedrooms, including a good-sized double enjoying views across the development and leafy surroundings beyond, together with a smaller third bedroom suitable for a small double bed, making it ideal for a child, guest or home office. Externally, the property benefits from a generous enclosed stone terrace, newly enclosed with fencing to create a private and attractive outdoor space adjoining the property. Residents also have access to first-come, first-served parking, together with an allocated single garage, providing secure parking or useful additional storage. Rustlings Court is situated in the popular S10 area of Sheffield, offering a leafy setting with excellent access to local amenities, Endcliffe Park, Ecclesall Road, the universities and hospitals. The city centre and wider transport links are also easily accessible.





- Stunning Ground Floor Apartment
- 3 Double Bedrooms & Modern Bathroom
- Spacious Open Plan Living Area
- Fitted Kitchen with Integrated Appliances
- Generous, Private Stone Terrace
- Sought After Location in S10
- Secure Garage Parking
- Lease TBC
- Service Charge TBC
- Council Tax Band D, EPC Rating C



11 RUSTLINGS COURT

APPROXIMATE GROSS INTERNAL AREA = 96.7 SQ M / 1041 SQ FT

GARAGE = 12.7 SQ M / 137 SQ FT

TOTAL = 109.4 SQ M / 1178 SQ FT

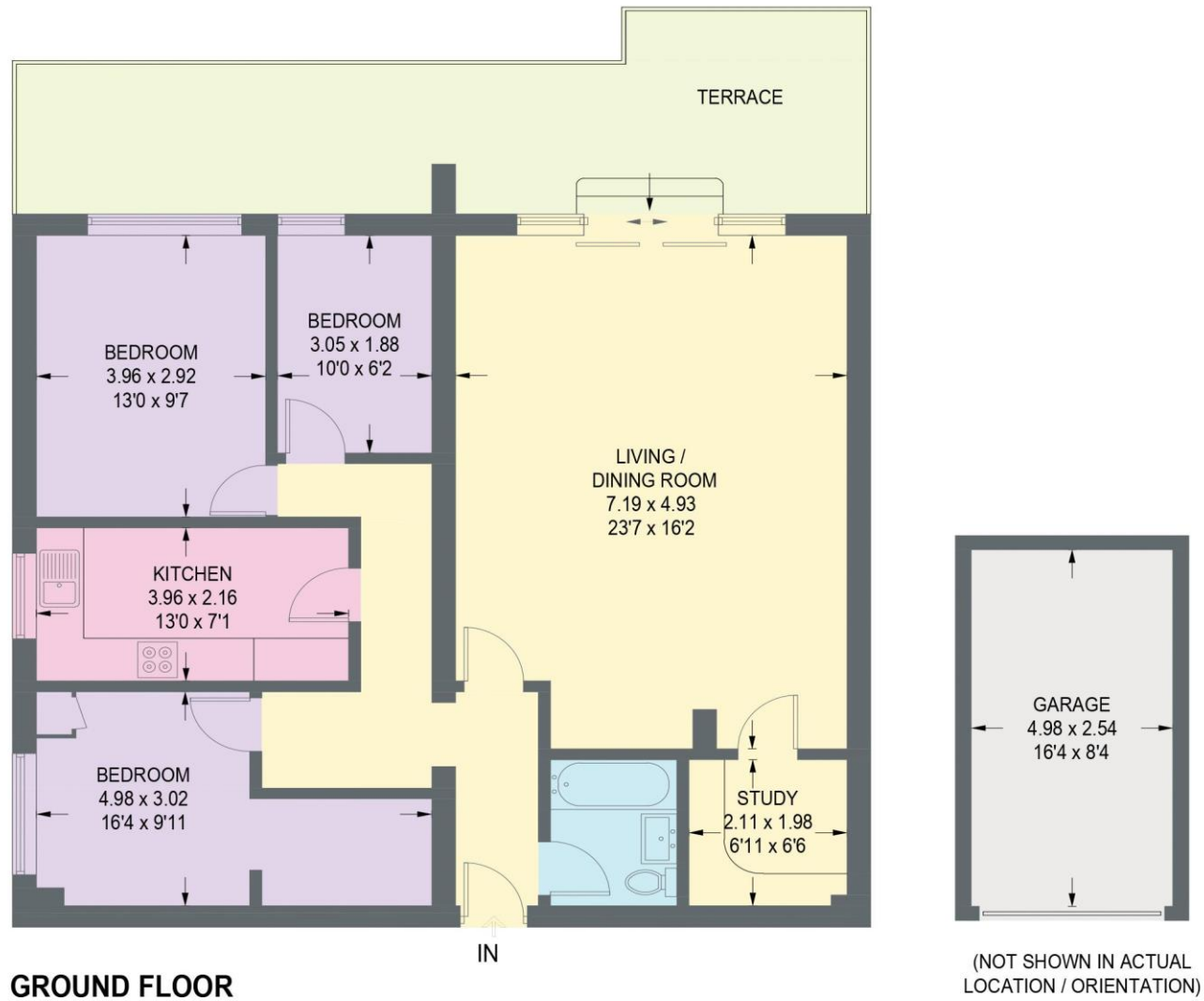


Illustration for identification purposes only,
measurements are approximate, not to scale.



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