UNITED UH HOMES

Briarfields Lane, Worrall, S35

Asking Price £340,000

- NO CHAIN - FREEHOLD
- QUIET CUL DE SAC POSITION
- SPACIOUS ROOMS THROUGHOUT
- DETACHED THREE BEDROOM DORMER BUNGALOW
- FRONT AND REAR GARDENS
- CLOSE TO BRADFIELD SCHOOL
- IN NEED OF MODERNISATION - AMAZING POTENTIAL
- GOOD SIZED GATED SIDE DRIVE

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Briarfields Lane, Worrall, S35

No Chain - Rare Opportunity in Sought-After Worrall!

A fantastic chance to purchase this charming chalet-style three-bedroom dormer bungalow, offering huge potential and set on a quiet, tree-lined cul-de-sac in the heart of Worrall. In need of modernisation, this home is ideal for buyers wanting to create their dream property in a superb location. Surrounded by beautiful countryside walks, with Bradfield School just a stone's throw away and open playing fields opposite, the setting is second to none. Inside, the property features a spacious lounge/dining room, kitchen, sunroom and utility area, bathroom with separate WC, and a ground-floor bedroom. Upstairs are two further doubles, one with built-in wardrobes, WC, and washbasin. Outside boasts a block-paved driveway, mature front garden, and a generous rear garden backing onto Bradfield School, complete with patio, lawn, mature shrubs and trees, apple tree, and greenhouse.

Don't miss this rare opportunity to secure a home in one of Sheffield's most desirable areas — bursting with potential and charm!

3 1 3 E

Council Tax Band: D

ENTRANCE PORCH

A useful porch area featuring a half-glazed composite entrance door and windows to all sides, allowing natural light to fill the space. Fitted with two wall light points, it leads into the lounge via an obscure-glazed door.

LOUNGE DINING ROOM

A spacious lounge and dining area featuring a wood-effect UPVC double-glazed bay window to the front, a brick-built fireplace, beamed ceilings, picture rails, wood-panelled feature wall, wall and ceiling light points, central heating radiators, and carpeted flooring. The lounge flows into the generous dining area, complete with a serving hatch to the kitchen and sliding patio doors to the sunroom, offering excellent indoor-outdoor connectivity and a perfect space for both relaxing and entertaining.

KITCHEN

In need of modernisation but offering generous space, the kitchen features wall, base, and drawer units with marble-effect worktops, space and plumbing for appliances, and a 1½ bowl sink and drainer with mixer tap. Beamed ceilings, a window to the utility porch, ceiling strip light, under-stairs storage cupboard, central heating radiator, and carpeted flooring complete the room. Access is via a half-obscure glazed door to the rear utility porch, providing practical connectivity and natural light.

UTILITY PORCH AND SUNROOM

The utility area connects seamlessly to a sunroom, providing practical day-to-day use, additional storage, and excellent natural light with garden views and direct access. A connecting door leads to the WC, enhancing the space's versatility and functionality.

INNER HALLWAY

Accessed from the kitchen, the inner hallway features carpeted flooring, a ceiling light point, a window to the side elevation, a solid door to the bathroom, and an obscure-glazed door leading to ground-floor bedroom one, providing a practical and well-connected transition space.

BEDROOM ONE

Stepping down from the lobby, this generous double bedroom features fitted storage, a wood-effect double-glazed bay window to the front elevation, central heating radiator, ceiling light point, and carpeted flooring. A cupboard houses the wall-mounted boiler, adding practical functionality to the room.

FAMILY BATHROOM

The family bathroom features a step-up bath with wall-mounted shower, wash basin, carpeted flooring, and fully tiled walls. Additional highlights include a central heating radiator, ceiling spotlight, obscure-glazed window to the side elevation, and a connecting sliding door to the WC, providing practical facilities.

WC

The WC features a WC and bidet, carpeted flooring, fully tiled walls, central heating radiator, ceiling spotlight, and extractor fan. A further door provides access to the utility porch area;

STAIRS TO FIRST FLOOR LANDING

The first-floor landing features carpeted flooring, a ceiling light point, and a low door providing access to eaves storage. Solid doors lead to bedrooms two and three, creating a practical and well-connected first-floor layout.

BEDROOM TWO

A generous double bedroom featuring a wood-effect double-glazed window to the front elevation, built-in open shelving, eaves storage, beamed ceiling, ceiling light point, and carpeted flooring, offering a bright and versatile first-floor living space.

BEDROOM THREE

A spacious double bedroom featuring a WC and wash basin, built-in storage, eaves storage, beamed ceiling, ceiling light point, central heating radiator, and a UPVC double-glazed window overlooking the rear garden, providing both comfort and practicality.

DRIVE

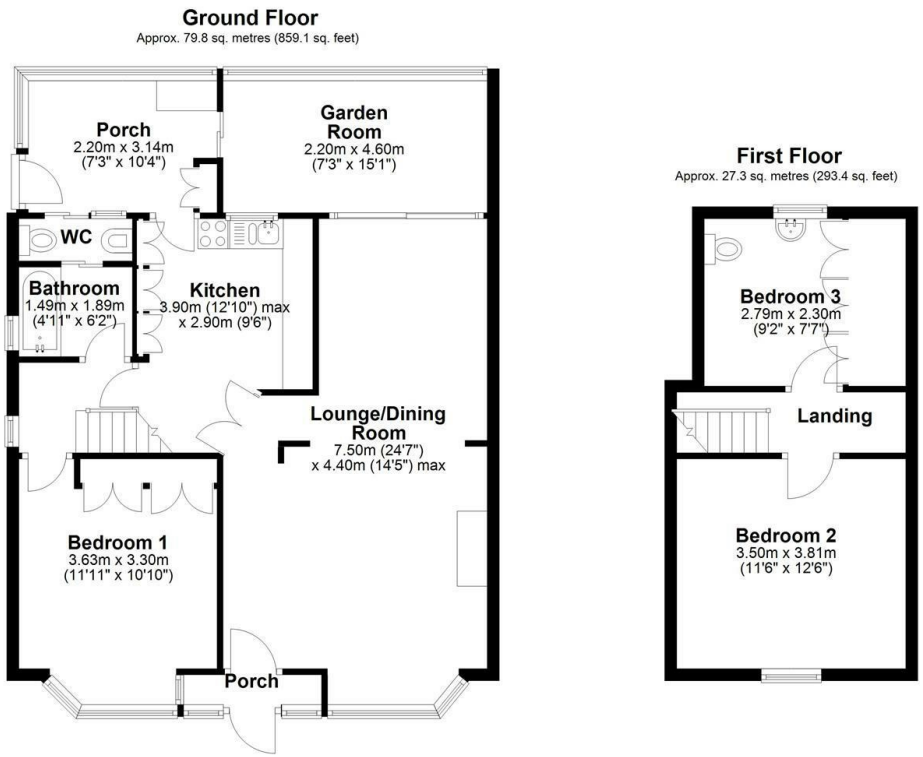
A gated driveway to the side of the property provides generous off-road parking and excellent potential for future extension, subject to the necessary consents.

GARDENS

Gardens – The property enjoys both a front garden and a generous rear garden that overlooks Bradfield School playing fields and offers lovely countryside views beyond. The gardens feature mature planting throughout, including a feature apple tree, greenhouse, lawn, and a variety of shrubs and plants.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.



Total area: approx. 107.1 sq. metres (1152.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

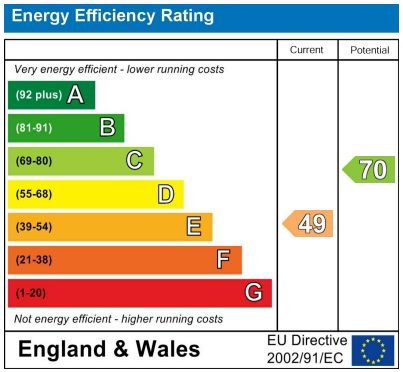
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

D



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