







2 Brookhouse Close

Hackenthorpe • Sheffield • S12 4NL

Guide Price £325,000 - £350,000

Situated on an enviable end corner plot within a peaceful residential cul-de-sac, this beautifully presented detached family home offers spacious and versatile accommodation throughout. Thoughtfully designed for modern family living, the property combines bright and airy interiors with flexible reception space, contemporary fittings and a wonderfully private wraparound garden. The accommodation briefly comprises a welcoming entrance hallway with useful understairs storage, a versatile front reception room currently used as a study with integrated wardrobes and an ensuite shower room, ideal as a guest suite or ground-floor bedroom, and a contemporary kitchen fitted with a stylish range of gloss units, complementary worktops, tiled splashbacks, a range cooker and Belfast sink. A useful adjoining utility room provides additional storage, space for appliances, rear access and internal access into the garage. The heart of the home is the superb open-plan living and dining space, beautifully presented with wood-effect flooring and neutral décor, enjoying a bright dual-aspect layout with sliding patio doors leading into a delightful garden room overlooking the rear garden. To the first floor are four well-proportioned bedrooms, including two generous doubles to the front, one with built-in wardrobes, together with two further rear-facing bedrooms enjoying pleasant garden views. The accommodation is completed by a contemporary family bathroom fitted with a jacuzzi bath, corner shower cubicle, monochrome tiling and heated towel rail. Externally, the property benefits from a block-paved driveway providing off-road parking for multiple vehicles, a garage and a beautifully enclosed wraparound garden. The thoughtfully landscaped rear garden offers a private family space with decorative tiled seating areas, raised planters, lawned sections and established planted borders. Brookhouse Court is a popular residential cul-de-sac within the sought-after S12 area, well regarded for its family-friendly setting and convenient location. A wide range of local amenities, schools and transport links are all within easy reach, including access to Sheffield city centre, the Parkway and the motorway network.



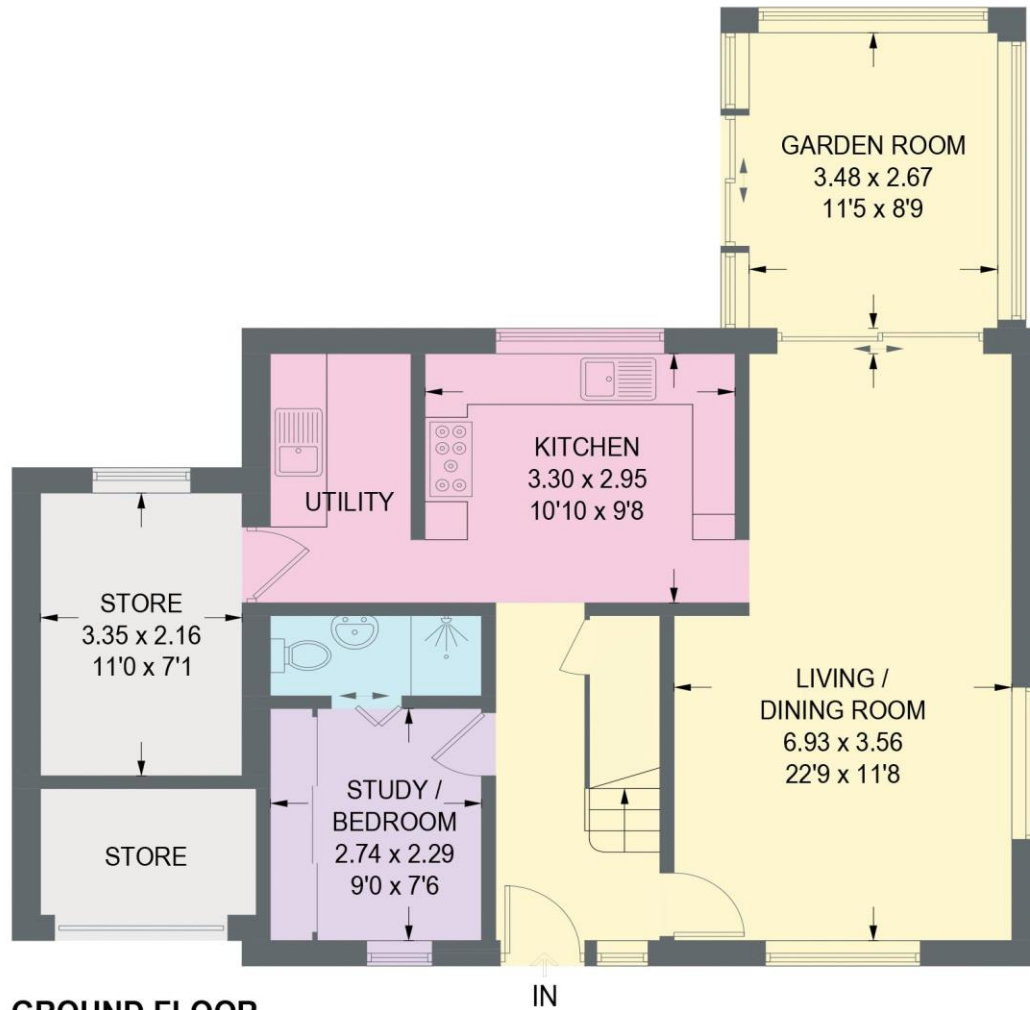


- Attractive Detached Family Home in S12
- 4 Good Sized Bedrooms
- Modern Family Bathroom
- Flexible Open Plan Living / Dining
- Fitted Kitchen & Separate Utility Room
- Quiet Cul-De-Sac Location
- Enclosed Wrapround Garden & Terrace
- Driveway & Garage
- Freehold
- Council Tax Band D, EPC Rating C

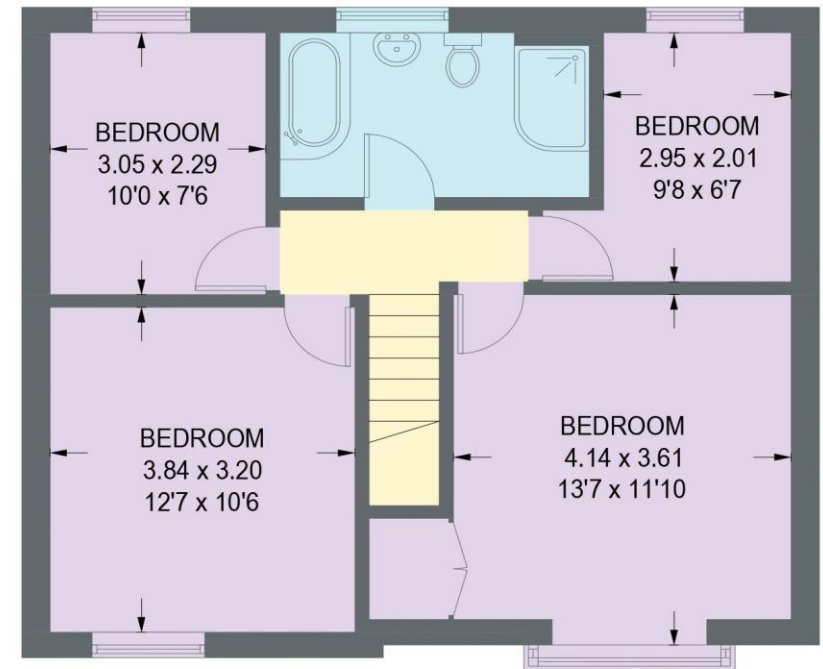


2 BROOKHOUSE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 129.4 SQ M / 1393 SQ FT
(EXCLUDING EXTERNAL STORE)



GROUND FLOOR
73.5 SQ M / 791 SQ FT



FIRST FLOOR
55.9 SQ M / 602 SQ FT

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



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