







2 Haybrook Court

Totley • Sheffield • S17 4DY

Offers In the Region of £575,000

Effectively extended, re-designed and renovated by the current owner is a stunning, modern, 3 bedroom detached bungalow located on a popular cul-de-sac in Totley. Finished to an extremely high standard throughout, incorporating anthracite doors and windows, hardwired CCTV and ethernet, triple-glazed remote controlled Velux windows, modern fittings, stylish décor and a low maintenance rear garden. Benefits from combination gas central heating and some under-floor heating, a driveway, and garage. Freehold. A side entrance door opens into an impressive hallway, equipped with gloss floor to ceiling storage. The south-facing open plan living space offers a pleasant garden aspect through patio doors, infusing the enclosed rear garden. Electric controlled Velux roof lights allow a stream of natural light to flood through the versatile living area. The kitchen is fitted with grey gloss units, matching quart worktops, and a range of Neff integrated appliances. A central island houses the induction hob and creates additional storage and seating. There are three bedrooms, all neutrally presented and finished with carpets, made to measure blinds, and column radiators. The master bedroom is equipped with a modern en-suite shower room. A separate shower room provides a corner rainfall shower, vanity hand wash basin, and heated towel rail. Both are equipped with underfloor heating. A useful utility room provides alternative access through a stable composite door, and space with plumbing for a washing machine and tumble dryer. Externally, there is a generous driveway suitable for 3 or 4 vehicles along with a garage, fitted with an electric door and double rear doors through to the garden. Accessed via a side path and secure gate is a low maintenance south-west facing garden, presented with artificial lawn laid over decking to create a private space adjoining the living area. Complemented by fencing, established hedging and garden shed. Haybrook Court is a quiet cul de sac well-placed for local shops and amenities in Totley Rise, local schools, recreational facilities, public transport and access to Dore Train Station, the city centre and the Peak District.





- Effectively Extended Detached Bungalow
- Full Renovation to a High Standard
- 3 Double Bedrooms
- Fabulous Open Plan Living
- 2 Modern Shower Rooms

- Located on a popular Cul-de-Sac on Totley
- Freehold
- South-West Facing Landscaped Garden
- Generous Driveway & Garage
- Council Tax Band D, EPC TBC





2 HAYBROOK COURT

APPROXIMATE GROSS INTERNAL AREA = 95.4 SQ M / 1027 SQ FT

GARAGE = 14.1 SQ M / 152 SQ FT

TOTAL = 109.5 SQ M / 1179 SQ FT



GROUND FLOOR

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



haus

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