







## 35 Briar Road

Nether Edge • Sheffield • S7 1SA

Guide Price £350,000 - £375,000

Recently renovated, fabulous 4 bedroom stone fronted mid terrace family home located in Nether Edge Conservation Area. Offers flexible accommodation over 3 levels, plus cellar, retaining many period features infused with modern interior and attractive low maintenance rear garden. A stained-glass front entrance and impressive hallway leads through to the elegant, bay fronted lounge which is complemented by earthy tones with contrasting feature fireplace housing a log burning stove, wooden shutters, coving and varnished floorboards. The dining room overlooks the rear garden with exposed brick feature fireplace leading though to the bright and airy modern kitchen. Fitted with neutral shaker style units topped with quartz worktops and a range of integrated appliances. There is rear door access to the garden. The first-floor features 2 good sized double bedrooms, one with a pleasant garden aspect and a generously proportioned double with front facing windows and feature fireplace. The fabulous bathroom is equipped with traditional 3-piece white suite, roll top freestanding bath and walk in rainfall shower, styled with bold wooden panelling, contrasting walls and tiled floor. The second floor offers a further 2 versatile bedrooms filled with natural light and offering storage within the eaves. Briar Road is well-placed for local shops and amenities in Nether Edge and on Abbeydale Road, with reputable schools close by, local parks, recreational facilities, and access to the city centre, with regular public transport to the hospitals, universities, and the Peak District.





- Deceptively Spacious Mid Terrace Property
- 4 Good Sized Bedrooms
- Period features Infused with Modern Decor
- Arranged Over 3 Levels, Stylishly Presented
- Elegant Lounge & Log Burning Stove
- Modern Kitchen with Integrated Appliances
- Traditional Bathroom with Roll Top Bath
- Sought After Location in Nether Edge, S7
- Freehold
- Council tax Band B, EPC TBC



# 35 BRIAR ROAD

APPROXIMATE GROSS INTERNAL AREA = 135.1 SQ M / 1454 SQ FT

CELLAR = 19.9 SQ M / 214 SQ FT

TOTAL = 155 SQ M / 1668 SQ FT (EXCLUDING EAVES)

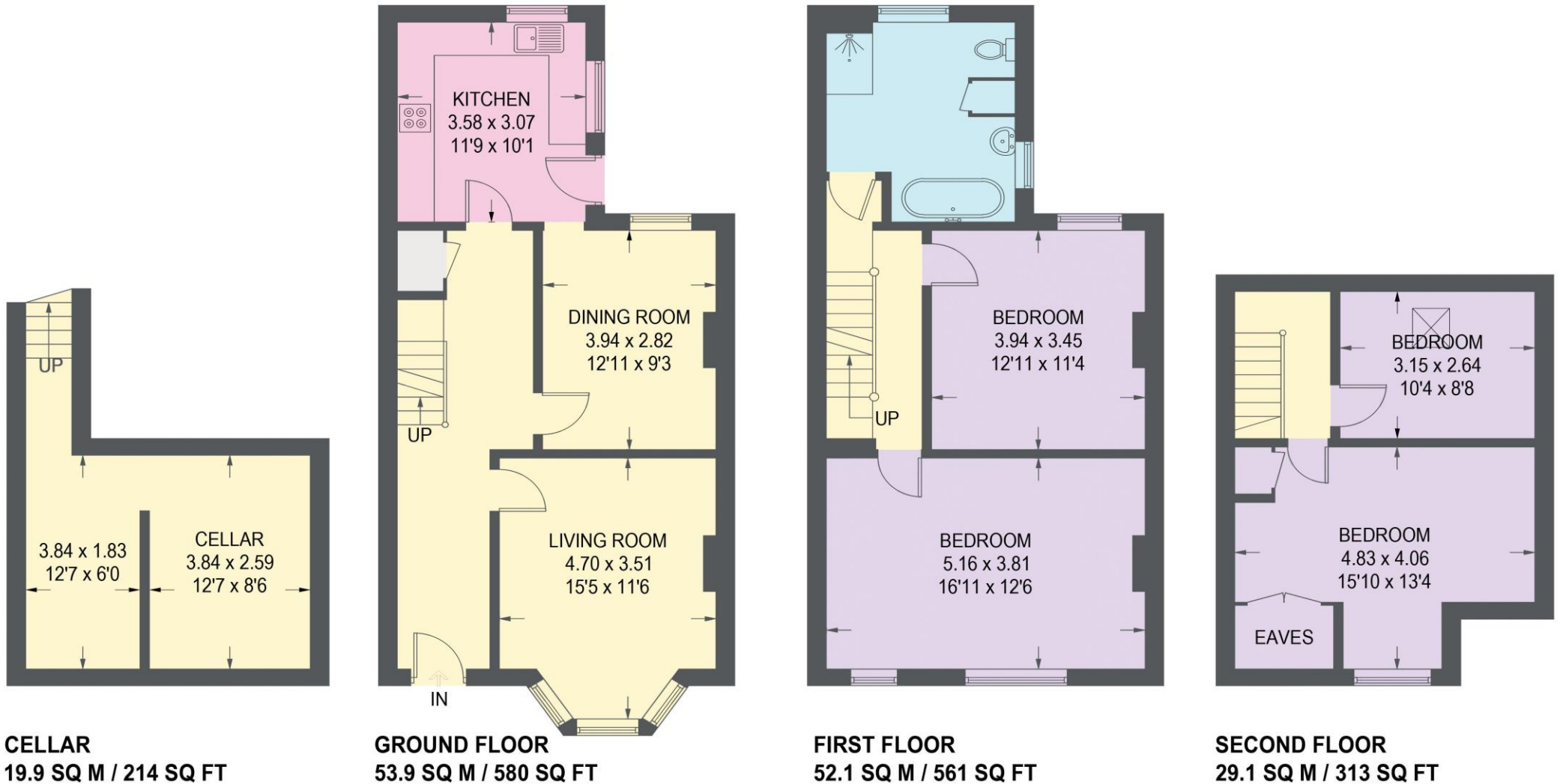


Illustration for identification purposes only, measurements are approximate, not to scale.

