







## 215 Bradway Road

Bradway • Sheffield • S17 4PF

Guide Price £450,000 - £475,000

Considerably improved by the current owners to create a stunning 3-bedroom detached family home located on a popular road in Bradway, S17. Stylishly presented throughout, creating a light and airy open plan living space overlooking an immaculate garden with an Indian Sandstone patio. Features include a contemporary kitchen, beautifully presented bedrooms, and a modern shower room. Benefits from a generous driveway, detached garage, south facing rear garden and excellent security measures. Potential to extend, subject to any necessary consents. All carpets and made to measure blinds included within the sale. Freehold with no onward chain. The ground floor is designed to create an L shaped open plan, dual aspect living space filled with natural light and a pleasant outlook, presented in a neutral palette and complemented by herringbone style flooring, with adjoining conservatory. The contemporary kitchen is fitted with sleek, contrasting units, topped with quartz worktops and matching splashbacks. A range of integrated appliances include a double oven, induction hob, fridge freezer, wine fridge, washer/dryer and dishwasher. A flexible living space creating ample room for dining along with a focal breakfast island. The first floor comprises of three beautifully presented bedrooms, 2 generously proportioned doubles and a third single bedroom. The main bedroom is fitted with modern sliding door wardrobes, offering generous storage. The impressive shower room features a walk in rainfall shower, twin floating wash basin with electric mirror and finished with stylish tiling. The loft space is partially boarded and houses the combination boiler. Externally, a generous driveway offers an electric charging point and leads into a detached garage with remote control electric doors. A side gate leads to the superb south facing garden designed with an Indian Sandstone patio, ideal for entertaining, adjoining lawn, bordered by mature hedging and established trees. Bradway Road is a popular road, well-served by local shops and amenities, reputable schools, recreational facilities, public transport, and access to the city centre, Dore Train Station, the hospitals, universities, and the Peak District.



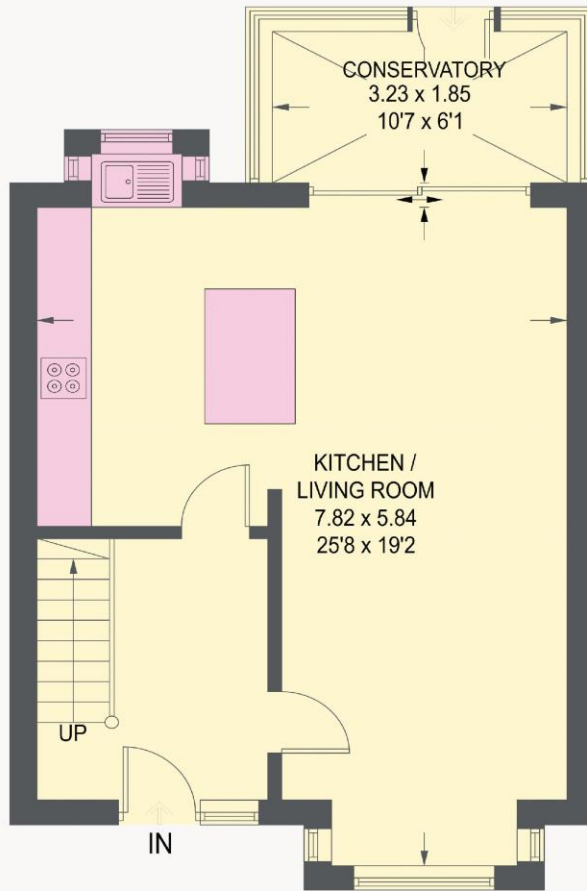


- Stunning Detached Family Home
- Located on Popular Road in Bradway, S17
- Stylishly Presented Throughout
- Modern Kitchen & Shower Room
- 3 Beautifully Presented Bedrooms
- Security Alarm & Cameras
- Generous Driveway & Detached Garage
- Superb South Facing Rear Garden & Patio
- Freehold & No Chain
- Council Tax Band D, EPC TBC

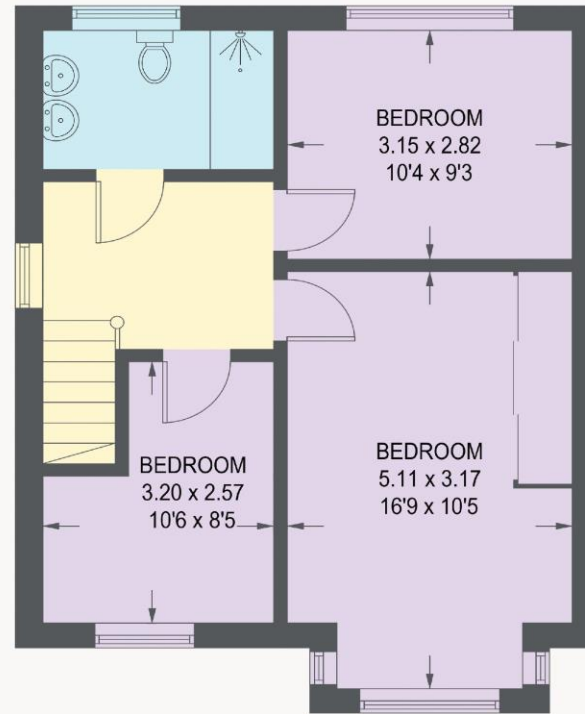


# 215 BRADWAY ROAD

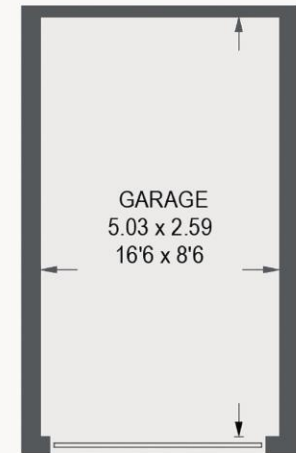
APPROXIMATE GROSS INTERNAL AREA = 95.8 SQ M / 1031 SQ FT



**GROUND FLOOR**  
51.8 SQ M / 557 SQ FT



**FIRST FLOOR**  
44.0 SQ M / 474 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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



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