







21 Rundle Road

Nether Edge • Sheffield • S7 1NW

Guide Price £425,000 - £450,000

Effectively extended, immaculately presented, 3 bedroom detached property located on a popular treelined road in Nether Edge, S7. Simple, stylish interior creates a spacious, light, and airy feel which is flooded with natural light. Offers generously proportioned open plan accommodation which benefits from a driveway and converted garage, ideal for home working. The property enters through a composite door into a welcoming hallway complemented by varnished wooden floor which continues through into the generously proportioned dual aspect, open plan living space, flooded with natural light and pleasant garden aspect to the front and rear. Adjoining is a spacious kitchen fitted with matte white sleek wall and base units, topped with stainless worktops and modern bold tiling. Integrated appliances include Smeg oven, 4 ring gas hob and AEG dishwasher. A fabulous focal picture window frames the rear garden and allows light to flood through the space. There is a walk-in pantry and side door access. The first floor is presented with contrasting white walls and dark carpets throughout, featuring 2 double bedrooms incorporating built in storage and a smaller front facing bedroom currently used as a study. The modern bathroom is predominantly tiled equipped with bath, overhead shower, floating hand wash basin, heated towel rails and separate WC. Externally a front garden provides privacy from the road with a hardstanding driveway creating off street parking for multiple vehicles. The garage has been converted to offer a fabulous versatile space, ideal for homeworking. The fully enclosed garden is a private, secluded space predominantly laid to lawn, complemented by established planting and mature apple trees. Rundle Road is well-placed for local shops and amenities including a growing cafe culture, local schools, recreational facilities including the local theatre and access to Ecclesall Road and Abbeydale Road, Endcliffe Park and the Botanical Gardens, as well as the city centre, hospitals, universities and the Peak District.





- Effectively Extended Detached Property
- Located on Popular Tree Lined Road in S7
- 3 Bedrooms & Modern Bathroom
- Simple, Stylish Decor
- Fabulous Kitchen with Integrated Appliances
- Flexible Dual Aspect Open Plan Living Area
- Leasehold TBC
- Converted Garage Ideal for Home Working
- Off Street Parking for Multiple Vehicles
- Council Tax Band D, EPC TBC

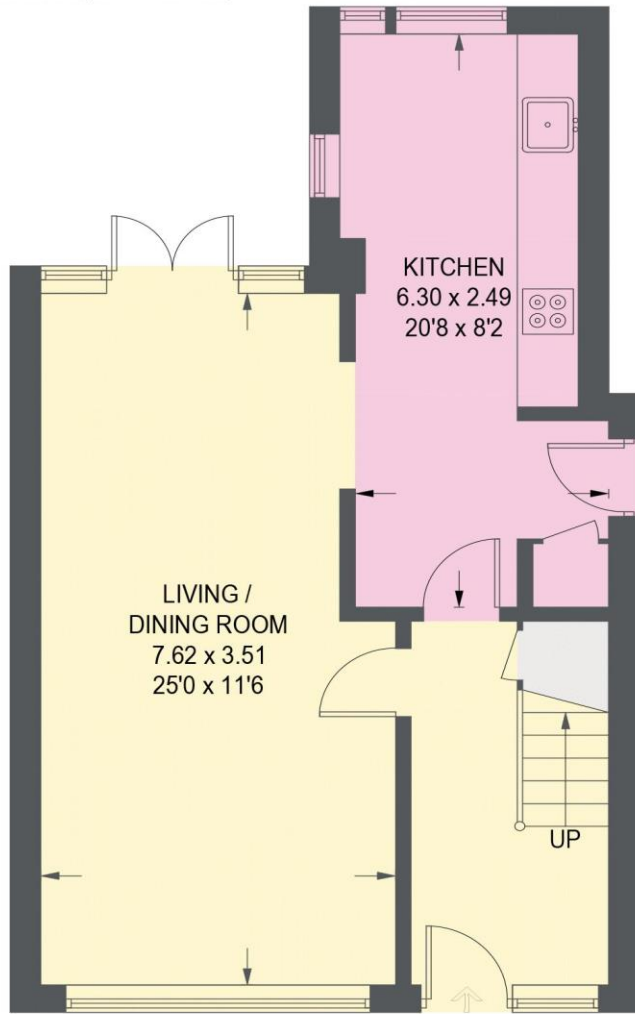


21 RUNDLE ROAD

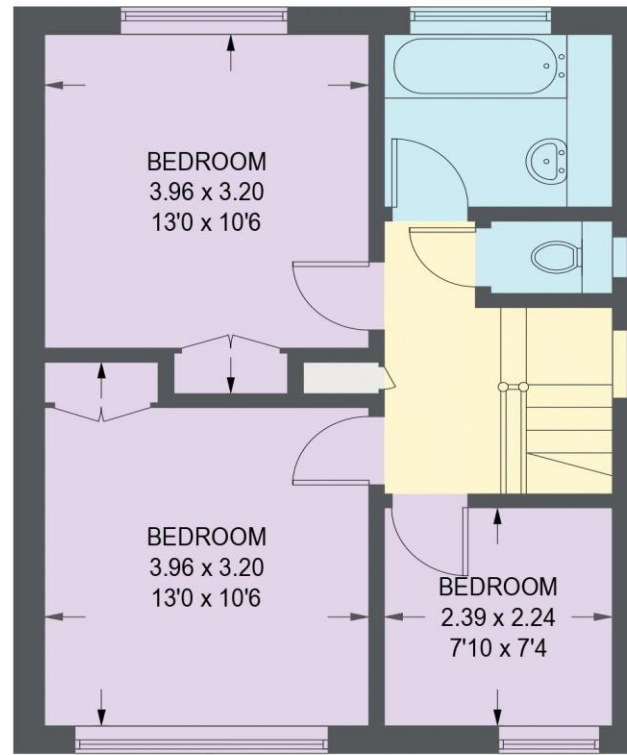
APPROXIMATE GROSS INTERNAL AREA = 91.9 SQ M / 989 SQ FT

OUTBUILDING = 16.0 SQ M / 172 SQ FT

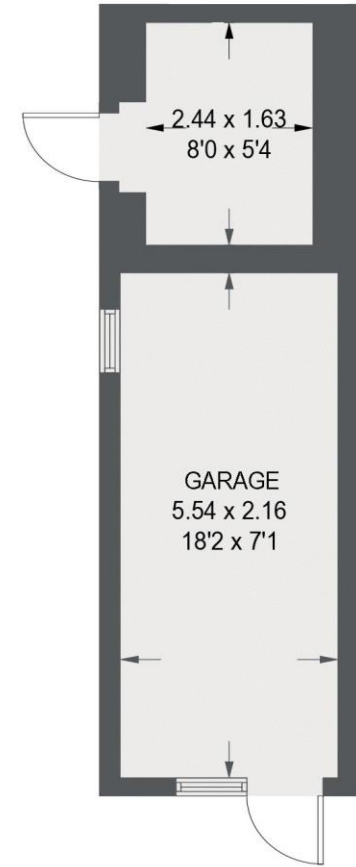
TOTAL = 107.9 SQ M / 1161 SQ FT



GROUND FLOOR
49.3 SQ M / 531 SQ FT



FIRST FLOOR
42.6 SQ M / 458 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION /ORIENTATION)

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



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