

Leasehold

Asking Price: £325,000

Bramley Avenue, Handsworth,  
Sheffield, S13



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# Bramley Avenue, Handsworth, Sheffield, S13

## JUST ONE LOOK AND YOU WILL BE SOLD ON THIS SUPERB EXTENDED FAMILY HOME! OPEN PLAN LIVING, HIGH STANDARDS WITHIN, GARDEN ROOM/BAR AND MUCH MORE!

Offering family size accommodation and boasting high standards within is this significantly extended four bedroom semi detached property. The residence enjoys a prime location that offers great access to a range of amenities and is perfect for the commuter to access the Sheffield Parkway and the M1 motorway network. The stunning accommodation briefly comprises an entrance hallway, open plan family dining kitchen, utility room, ground floor WC along with an office/study. To the first floor is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside off road parking is provided to both the front and rear by way of a driveway and garage. There rear benefits from an attractive low maintenance garden with superb garden room/bar. Viewing is an absolute must to fully appreciate the accommodation on offer!

**Entrance Hall** Front facing UPVC double glazed entrance door, wood effect laminate flooring and a radiator. Stairs rise to the first floor and doors open to the lounge and kitchen.

**Lounge** 3.86 x 3.29. A well presented room with a multi fuel burner set to a slate hearth to the chimney breast recess. There is a front facing UPVC double glazed bow window and a radiator.

**Open Plan Family Kitchen** 6.34 x 5.23. (The latter measurement increase to 5.87) A stunning open plan room that forms the hub of the family home. This well equipped kitchen is fitted with a range of handle less wall mounted and base level units in a high gloss white finish with mood lighting and granite work surfaces incorporating a sunken one and half bowl stainless steel sink with extendable shower tap and waste disposal facility. There are two integrated electric ovens along with a built in combi oven/microwave, warming drawer, integrated dishwasher, wine cooler and space for an American style fridge freezer. A centre piece of the room is the island unit with integrated five ring induction hob with pop up extractor fan and instant boiling water tap. Having downlights to the ceiling, wood effect laminate flooring, radiator, two double glazed skylights, rear facing UPVC double glazed window and rear facing double glazed bi fold doors. A door opens to the utility room.

**Utility Room** 2.71 x 1.78. (The first measurement is the maximum measurement with the latter reducing to 0.81) Fitted with a work surface and having plumbing for a washing machine. There are downlights to the ceiling, wood effect laminate flooring, rear facing double glazed entrance door and doors open to the office and WC.

**WC** Fitted with a white low flush WC, was hand basin, wood effect laminate flooring, radiator and a rear facing UPVC double glazed window.

**Office/Study** 2.35 x 2.30. Having downlights to the ceiling, wood effect laminate flooring, side facing UPVC double glazed window and a radiator. A door opens to the garage.

**Landing** Having access to the loft and doors open to the bedrooms and bathroom.

**Master Bedroom** 4.76 x 4.27. Fitted with a range of wardrobes and having two rear facing UPVC double glazed windows, downlights to the ceiling and a radiator. A door opens to the en-suite shower room.

**En-Suite Shower Room** 2.47 x 1.40. A well appointed room that is fitted with a white suite comprising a shower cubicle with Monsoon head, vanity wash hand basin and a low flush WC. Having tiling to the walls and floor, extractor fan and a heated chrome towel rail.

**Bedroom 2** 4.07 x 3.03. Front facing UPVC double glazed bow window, downlights to the ceiling and a radiator.

**Bedroom 3** 3.30 x 2.95. Rear facing UOVC double glazed window, downlights to the ceiling and a radiator.

**Bedroom 4** 2.39 x 2.09. Front facing UPVC double glazed window, downlights to the ceiling and a radiator.

**Family Bathroom** 2.58 x 2.31. A beautifully presented bathroom that is fitted with a white suite comprising a freestanding dual ended bath with chrome shower fitting, double shower cubicle with Monsoon head, wash hand basin and a low flush WC. Having complimentary tiling to the walls and floor, downlights to the ceiling, front facing UPVC double glazed window and a heated chrome towel rail.

**Outside** At the front of road parking is provided by a patterned concrete driveway and in turn gives access to the garage. At the rear is a fantastic low maintenance garden with a raised patterned concrete terrace in a decked style with steps descending to an artificial lawn with feature cobble style patio that opens to a patterned concrete patio/driveway and garden room/bar. There is vehicle access to the rear with a remote controlled gate opening to the service road.

**Garden Room/Bar** 5.09 x 2.73. A great space for entertaining and garden parties. Having a fitted bar, patterned concrete floor, under floor heating, internet connection point and an atrium roof light.

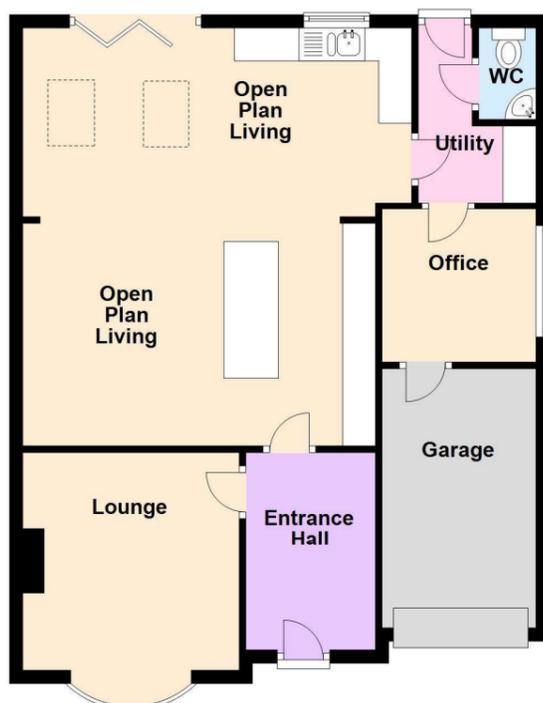
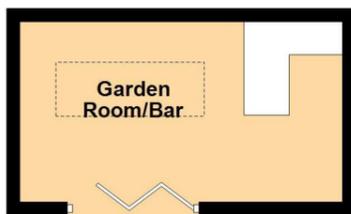
**Garage** 3.94 x 2.40. Having a roller shutter door, wall mounted central heating boiler, power and lighting.



- Extended four bedroom semi detached home
- Stunning accommodation
- Open plan family kitchen
- Office/study
- Garden room/Bar
- Well placed for commuters
- Master bedroom with en-suite
- Viewing is essential!

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Ground Floor



First Floor

Total area: approx. 153.2 sq. metres (1649.4 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.