



## Bradway Road, Bradway, S17 4PE

Asking Price £444,995

- MODERN THREE BEDROOM SEMI DETACHED FAMILY HOME
- ARCHITECTS DRAWINGS AND PLANNING IN PLACE FOR SIDE EXTENSION
- SUPERB OPEN PLAN KITCHEN, DINING AND LOUNGE AREA
- SOUGHT AFTER LOCATION
- THREE GOOD SIZED BEDROOMS
- GOOD SIZED FAMILY BATHROOM
- ELEGANTLY PRESENTED THROUGHOUT
- GATED OFF ROAD PARKING FOR MULTIPLE VEHICLES - ELECTRIC CHARGING POINT
- LARGE REAR GARDEN IDEAL FOR ENTERTAINING



# Bradway Road, Bradway, S17 4PE

**\*\*NO CHAIN\*\* \*\*GENEROUS FAMILY HOME SET IN SOUGHT AFTER S17 LOCATION\*\*** This stylishly presented three bedroom family home comes with the added bonus of full architects drawings and the relevant planning permissions in place for a side extension. Ideally situated on this popular tree lined road and in close proximity to good local amenities, excellent school catchments and Dore and Totley golf club. The property has CCTV in operation to the front and rear and briefly comprises of: Entrance hallway; Large 'L' shaped open plan kitchen, dining and lounge area; Downstairs WC and utility room; Three good sized bedrooms; Family bathroom; Electric gated, pattern concrete drive, providing parking for up to four vehicles; Private and spacious rear garden;



Council Tax Band: D



### **ENTRANCE HALLWAY**

This beautiful property is accessed from the front elevation and has; An oak effect composite entrance door, with an obscure glazed insert and a side window panel; Wood effect laminate flooring; Ceiling light point; Modern radiator; Covings; Stairs rising to the first floor; Door to a conversion to the rear of the garage with a utility room and downstairs wc; Glazed internal door to the open plan kitchen, dining and lounge areas;

### **OPEN PLAN KITCHEN, DINING AND LOUNGE ROOM**

#### **KITCHEN AREA**

This modern galley style kitchen area has; A good range of complimentary grey gloss and wood effect wall base and drawer units; Corian worktops, with the drainer carved in; One and a half sink, with hose mixer tap; Integrated Neff appliances to include a full height fridge, full height freezer, wine cooler fridge, two ovens one being a combination microwave, plate warming drawer, dish washer and five ring induction hob with extractor hood above; Feature ceiling light points running down one side; Recessed ceiling light points; Two uPVC double glazed windows to the rear elevation; uPVC double glazed patio doors providing rear garden access; Wood effect laminate flooring; Recessed ceiling spotlights;

#### **DINING AREA**

This lovely entertaining space has; Further uPVC double glazed patio doors, set into a bay window, to patio area; Feature light point over the dining table space; Recessed ceiling spotlights; Modern black radiator; Flowing through to lounge;

#### **LOUNGE**

A welcoming space to relax or entertain friends, the relaxing lounge area has; Cast iron feature fireplace, with gas fire insert; Wood effect laminate flooring; uPVC double glazed bay windows to the front elevation; Recessed ceiling spotlights; Modern vertical radiator; Centre ceiling light point;

#### **UTILITY ROOM GARAGE CONVERSION**

The rear of the garage has been converted to create a utility room and downstairs wc. With a step down from the entrance hallway, the utility room consists of; Base unit with grey work tops; Space and plumbing for stacked washing machine and tumble dryer;

Storage shelving; Wood effect laminate flooring; Door to under stairs storage; Solid door to WC; Access to integral garage;

#### **WC**

Comprising of; Wash basin and WC set into a vanity storage unit; Black vertical radiator; Extractor fan; Cupboard housing the wall mounted boiler; Ceiling light point;

#### **INTEGRAL GARAGE**

The remainder of the garage has been fitted to two sides with built in storage cupboards. Also having; Electric door; Ceiling strip light; Power sockets;

Access to substantial roof space, with pull down ladder, power and lighting. This area offers great renovation potential and the plans on offer incorporate the space into the drawings as shown.

### **STAIRS RISING TO THE FIRST FLOOR**

#### **BEDROOM ONE**

Located to the rear of the property and having; Decorative cast iron fireplace; uPVC double glazed bay window to the garden views; Carpet flooring; Ceiling light point; Picture rails; Central heating radiator;

#### **BEDROOM TWO**

This further spacious double bedroom has; uPVC double glazed window to the front elevation; Carpet flooring; Picture rails; Ceiling light point; Central heating radiator;

#### **BEDROOM THREE**

A good sized third room with ample space for bedroom furniture, having; uPVC double glazed window to the front elevation; Built in bulkhead cupboard storage; Carpet flooring; Ceiling light point; Central heating radiator;

#### **FAMILY BATH AND SHOWER ROOM**

Comprising of; Tiled panelled bath; Separate shower enclosure, with rainhead and handheld attachment and side screen door; Wash basin set into vanity drawer unit; WC with push button flush; Vertical black radiator; Wall mounted mirrored cabinet; Fully tiled walls; Recessed ceiling spotlights; Extractor fan; Obscure double glazed uPVC window to the rear elevation;



### **LANDING AND STAIRS**

With; Painted spindle balustrade; Carpet flooring; Ceiling light point; Loft hatch access; Solids doors to all bedrooms and the family bathroom;

### **ELECTRIC GATED PATTERN CONCRETE DRIVE**

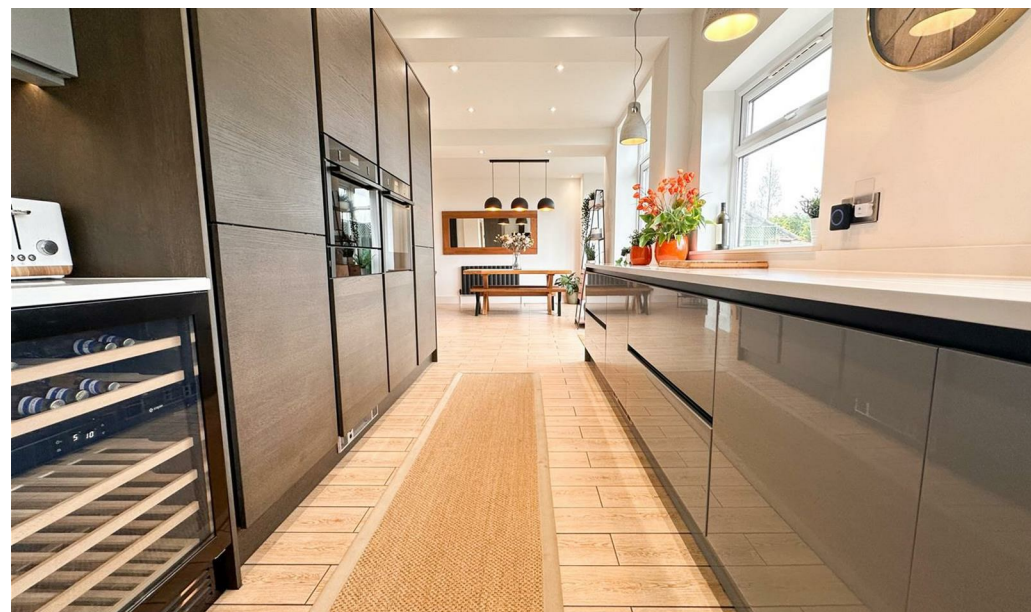
This substantial off road parking space offers secure parking for multiple vehicles. Fitted with outdoor socket to enable electric car charging.

### **REAR GARDEN**

This generous rear garden has an initial large paved seating area, with an iron balustrade offering views down the garden. Stepping down the shingle pathway, through levels of further patio areas and lawn. The garden has newly erected fence borders and mature planting.

### **ADDITIONAL DETAILS**

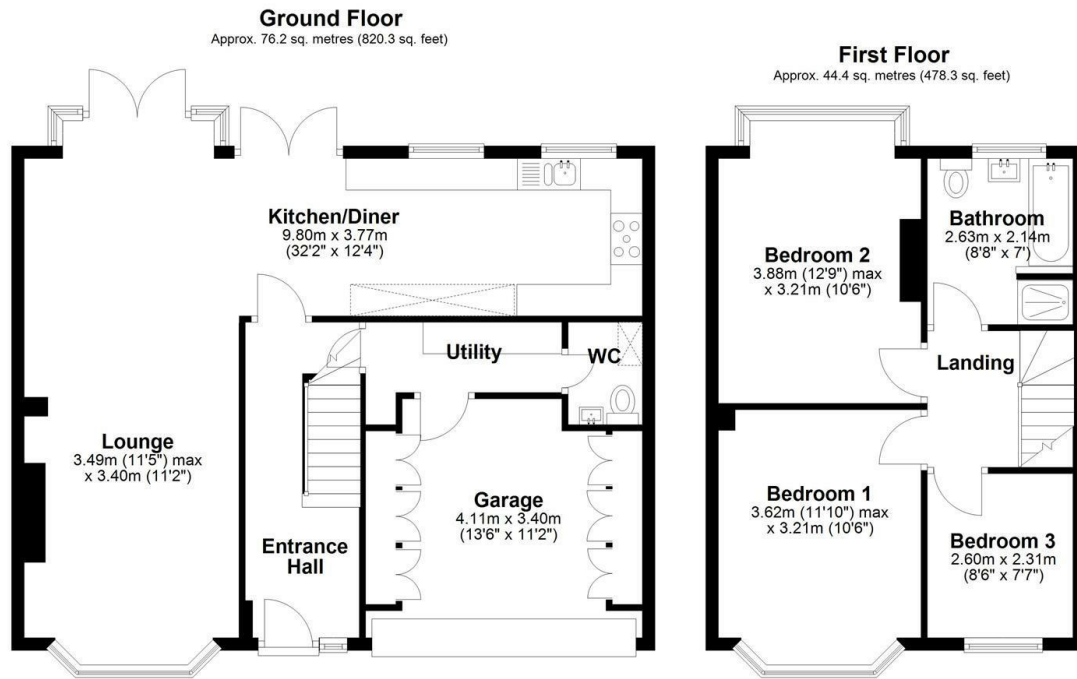
None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.





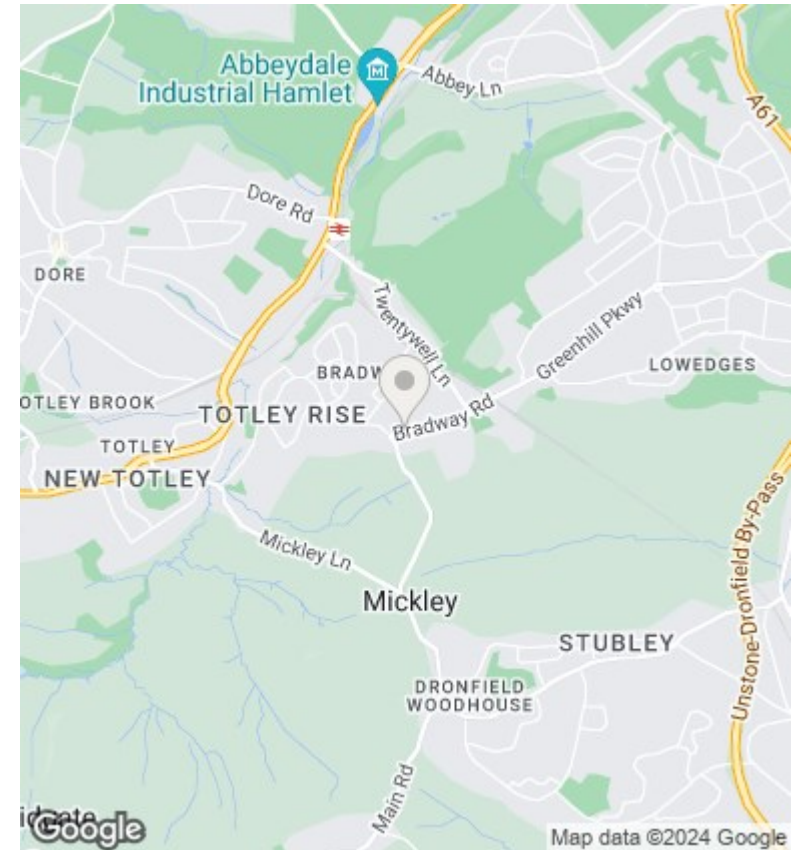






Total area: approx. 120.6 sq. metres (1298.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	