



31 Brentwood Road, Nether Edge, Sheffield, S11 9BU

Saxton Mee

31 Brentwood Road

Nether Edge

Guide Price

£750,000

GUIDE PRICE: £750,000-£800,000

This substantial five double bedroom semi-detached home offers proportioned accommodation arranged over three floors, combining period character with flexible family living.

Set back from the road with driveway parking for two vehicles, the property is rich in original features, including high ceilings, bay windows, original flooring and feature fireplaces, creating a home full of warmth and character.

A welcoming entrance hall leads to the principal living spaces. To the front, the elegant living room is centred around a feature fireplace and enjoys a beautiful bay window that fills the room with natural light. To the rear, the open-plan kitchen and dining room forms the heart of the home, with an original bay window overlooking the garden.

The spacious converted garage currently serves as a home office, offering flexibility as a guest suite, sixth bedroom, studio or additional reception space. The ground floor also benefits from a WC, while the cellar is used for utility and storage.

The first floor comprises three double bedrooms and a family bathroom, whilst the second floor provides two further double bedrooms and an additional bathroom. Throughout the home, generous proportions, high ceilings and natural light create an enduring sense of space.

Outside, the rear garden is a wonderful extension of the home. Private, established and filled with sunshine throughout the day, it provides the perfect setting for everything from family gatherings to quiet moments, with mature planting, storage sheds and a charming treehouse.

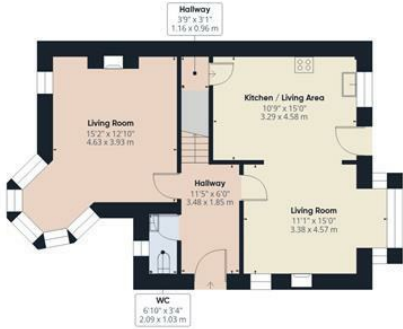
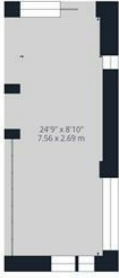
Brentwood Road is widely regarded as one of Sheffield's most desirable residential addresses. Perfectly positioned for cafés, restaurants and amenities, the property also enjoys convenient access to highly regarded schools, the universities, hospitals and the city centre.

A rare opportunity to acquire a home of character, offering the space, versatility and setting to be enjoyed for many years to come.



- Five double bedroom semi-detached period home
- One of Sheffield's most desirable residential addresses
- Located within the sought-after Nether Edge Conservation Area
- Wealth of original features and character throughout
- Spacious open-plan kitchen and dining room
- Versatile garage conversion ideal as a home office, studio or guest suite
- Private, sun-filled rear garden with treehouse and storage sheds
- Driveway parking for two vehicles
- Excellent access to highly regarded schools, universities and hospitals
- Close to the independent cafés, restaurants and amenities of Nether Edge, Ecclesall Road and Sharrow Vale



 Floor -1 Building 1	 Ground Floor Building 1	
 Floor 1 Building 1	 Floor 2 Building 1	Approximate total area⁽¹⁾ 2185 ft² 203.1 m²
 Ground Floor Building 2		(1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

