



Stradbroke Road Stradbroke Sheffield S13 8LR  
Best Offers Around £265,000

# Stradbroke Road

Sheffield S13 8LR

**Best Offers Around £265,000**

**\*\* FREEHOLD \*\*** Viewing is essential to appreciate this beautifully presented, two bedroom, bay windowed detached bungalow which enjoys a stunning rear garden with a summer house and benefits from a spacious kitchen/diner, off-road parking, uPVC double glazing and gas central heating. There is potential to extend the property subject to the necessary planning consents.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front door into the entrance hall with access to all rooms. The lounge has a front bay window fitted with Hilary's plantation shutters. The large open plan kitchen/diner has contemporary fitted shaker units with contrasting worktops. Integrated appliances include a dishwasher, induction hob and an electric oven. This bright and airy space has a window above the sink overlooking the garden and French doors opening to a decked terrace, perfect for indoor/outdoor dining.

The principal bedroom has a bay window with fitted plantation shutters, a picture rail and laminate wood flooring. The second bedroom is a large single with fitted wardrobes and a picture rail. The well appointed shower room is partially tiled, and has a large enclosed shower with a tiled shelf/seating area, WC and wash basin set in a combination unit.

- DETACHED BUNGALOW
- STUNNING REAR GARDEN WITH SUMMER HOUSE
- BEAUTIFULLY PRESENTED
- TWO BEDROOMS
- SPACIOUS KITCHEN DINER
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- POTENTIAL TO EXTEND
- OFF ROAD PARKING





**OUTSIDE**

There is a block paved area to the front for parking. To the side there is a beautiful, easily maintained garden with privet hedging, giving a good degree of privacy. The good sized rear garden has lawned gardens, a decked terrace, planted areas, numerous conifers and privet hedging for privacy. Summer house with electricity. Underneath the house there is good basement space.

**LOCATION**

Stradbroke is a popular location with a number of local shops and amenities within walking distance and plenty of open green space. Highly regarded schools are in the area for students of all ages, and transport links are excellent, including essential bus and commuter routes to Sheffield city centre.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band B.

**VALUER**

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



## Ground Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



Total area: approx. 63.5 sq. metres (683.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	74