



7, Osborne Walk, Brincliffe

Sheffield, S11 9EP

A stunning two bedroomed stone built cottage forming part of the very desirable Nether Edge hospital development, benefitting from stylish accommodation arranged over two floors and allocated, gated, off road parking. Situated in the original part of the building, offering elegant and versatile accommodation, including a spacious mezzanine sitting room which overlooks a stunning breakfast kitchen. This highly desirable gated development has pretty grounds to enjoy and a modern leisure centre with swimming pool and gym, for the exclusive use of residents. The surrounding leafy and fashionable neighbourhood of Nether Edge has several excellent independent restaurants, cafes, and pubs. The location is ideal for those wishing to commute into town with several bus services whisking you into the city centre in under 15 minutes and the cosmopolitan lower parts of Ecclesall road, Abbeydale road and Sharrow Vale can be explored via a short walk from your doorstep.



- Two bedroomed townhouse in Nether Edge hospital development
- Stunning first floor living space with lantern window
- Parquet flooring
- Superb location at the heart of fashionable Nether Edge
- Allocated gated parking for one vehicle and guest parking
- Two double bedrooms with large windows and fitted shutters
- First floor WC/walk-in wardrobe
- Exceptional dining kitchen by 'My Fathers Heart'
- Luxury bathroom with separate contemporary style shower enclosure
- Delightful easily maintained garden



A solid wood front door opens to the entrance hall with parquet flooring, fitted storage and stairs rising to the first floor. The bespoke kitchen has been designed by 'My Fathers Heart' and features a range of bespoke, hand-built units, featuring calacatta quartz worktops incorporating stainless steel sink and Quooker tap, induction hob with downdraft extractor and fitted appliances incorporating oven, fridge freezer and dishwasher. The kitchen features a large display pantry cupboard and parquet flooring runs throughout to a dining area with high ceilings and two front facing windows. The master bedroom is located on the ground floor with two front facing windows, fitted shutters and contemporary style radiator. A stunning luxury bathroom features bath with chrome fittings, contemporary style walk-in shower enclosure with chrome fittings and shower over, low flush WC and contemporary style wash basin with lighting and lit mirrored cabinet. Bedroom two is a further double bedroom with fitted storage and large floor to ceiling window overlooking the garden.

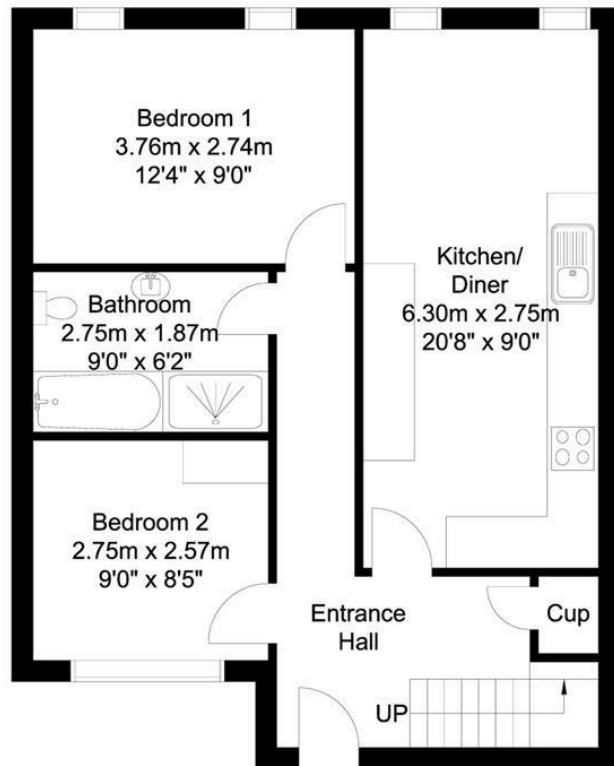
Stairs rising to the first floor living space with magnificent high ceilings and lantern window providing excellent natural light. The mezzanine overlooks the kitchen providing a greater sense of space and windows feature fitted shutters. A door provides access to a first floor WC and dressing area.



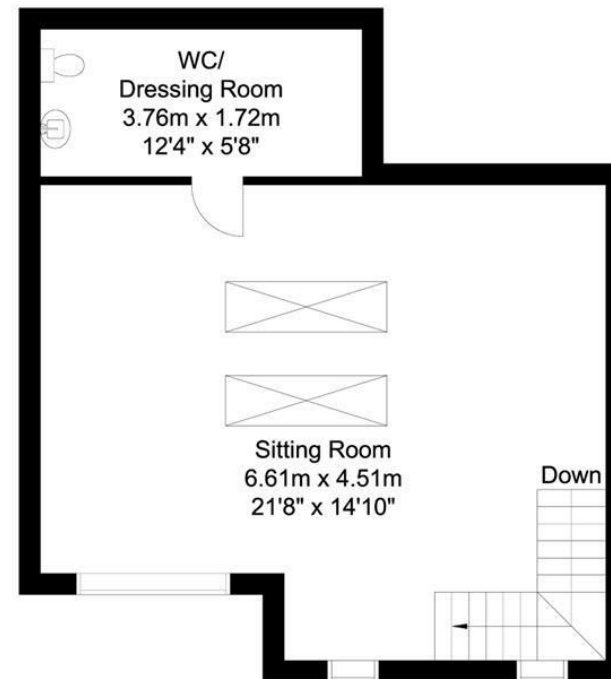




Ground Floor
53 sq m/570.48 sq ft
Approx.



First Floor
41 sq m/441.32 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
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